

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 market value of the properties in the PRC as at 31 August 2009.



16th Floor
Jardine House
1 Connaught Place
Central
Hong Kong

4 November 2009

The Directors
Mingfa Group (International) Company Limited
Levels 16-17
Xiamen Mingfa Hotel
Lianqian East Road
Xiamen, Fujian Province
the People's Republic of China

Dear Sirs,

Instructions, Purpose and Date of Valuation

In accordance with your instructions for us to value the properties held by Mingfa Group (International) Co., Ltd. (the “Company”) and its subsidiaries (hereinafter together referred to as the “Group”) in the People’s Republic of China (the “PRC”) as listed in the attached summary of valuations, we confirm that we have carried out inspection, made relevant 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 such properties as at 31 August 2009 (the “date of valuation”).

Definition of Market Value

Our valuation of each property represents its Market Value which in accordance with the HKIS Valuation Standards on Properties of the Hong Kong Institute of Surveyors is defined as “the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion”.

Valuation Basis and Assumption

Our valuations exclude 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 properties, 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 the HKIS Valuation Standards on Properties (First Edition 2005) issued by the Hong Kong Institute of Surveyors.

In the course of our valuation of the properties in the PRC, we have assumed that the transferable land use rights of the properties for their respective specific terms at nominal annual land use fees have been granted and that any land grant premium payable has already been fully paid. We have relied on the information regarding the title to each of the properties and the interests of the Group in the properties. In valuing the properties, we have assumed that the Group has an enforceable title to each of the properties and has free and uninterrupted right to use, occupy or assign the properties for the whole of the respective unexpired terms as granted.

In respect of the properties situated in the PRC, the status of the titles and grant of major certificates, approvals and licences, in accordance with the information provided by the Group and the advice provided by the Group's legal adviser, Grandall Legal Group (Shanghai), are set out in the notes in the respective valuation certificates.

Method of Valuation

Regarding the properties in Groups I and II which are held by the Group for sale or own use or investment respectively in the PRC, we have valued the properties by the direct comparison approach assuming sale of each of those properties in its existing state by making reference to comparable sales transactions as available in the relevant market and where appropriate by the investment approach by capitalizing the net rental income derived from the existing tenancies with due allowance for the reversionary potential of the respective properties.

In respect of the properties in Groups III and IV and property no. 38 of Group V which are held by the Group under development or for future development or contracted to be acquired by the Group respectively in the PRC, we have valued on the basis that each of these properties is to be developed and completed in accordance with the Group's latest development proposals provided to us. We have assumed that all consents, approvals and licences from relevant government authorities for the development proposals have been obtained without onerous conditions or delays. We have also assumed that the design and construction of the property are in compliance with the local planning regulations and have been approved by the relevant authorities. In arriving at our opinion of value, we have adopted the direct comparison approach by making reference to comparable sales evidence as available in the relevant market and have also taken into account the expended construction costs and the costs to be expended to reflect the quality of the completed development. The "Capital value when completed at the date of valuation" represents our opinion of the aggregate selling prices of the development assuming that it had been completed at the date of valuation and no allowance were made for outstanding development cost.

Unless otherwise stated, we have ascribed no commercial value to the properties in property no. 39 of Group V and all properties in Group VI, which are properties contracted to be acquired by the

Group or intended to be acquired by the Group respectively in the PRC, as the Group has not yet obtained the State-owned Land Use Rights Certificate and/or has not fully settled the payment of the land premium as at the date of valuation.

We have attributed no commercial value to the property in Group VII, which is leased by the Group, due either to the short-term nature of the leases or the prohibition against assignment or sub-letting or otherwise due to the lack of substantial profit rents.

Source of Information

We have been provided by the Group with extracts of documents in relation to the titles to the properties. However, we have not inspected the original documents to ascertain any amendments which may not appear on the copies handed to us.

In the course of our valuation, we have relied to a considerable extent on the information given by the Group in respect of the properties in the PRC and have accepted advice given to us on such matters as planning approvals or statutory notices, easements, tenure, identification of land and buildings, completion date of buildings, number of car parking spaces, particulars of occupancy, development schemes, construction costs, site and floor areas, interest attributable to the Group and all other relevant matters.

Dimensions, measurements and areas included in the valuation certificates are based on the information provided to us and are therefore only approximations. We have had no reason to doubt the truth and accuracy of the information provided to us by the Group which is material to the valuations. We were also advised by the Group that no material facts have been omitted from the information provided.

Site Inspection

We have inspected the exterior and, wherever possible, the interior of each of the properties. However, we have not carried out investigations on site to determine the suitability of the soil conditions and the services etc. for any future development. Our valuations are prepared on the assumption that these aspects are satisfactory and that no extraordinary costs or delays will be incurred during the construction period. Moreover, no structural survey has been made, but in the course of our inspection, we did not note any serious defects. We are not, however, able to report that the properties are free of rot, infestation or any other structural defects. No tests were carried out to any of the services. Unless otherwise stated, we have not been able to carry 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 documents handed to us are correct.

No allowance has been made in our valuations for any charges, mortgages or amounts owing on the properties nor for any expenses 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 outgoing of any onerous nature which could affect their values.

Currency and Exchange Rate

Unless otherwise stated, all sums stated in our valuations are in Renminbi (RMB), the official currency of the PRC.

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

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

Note: Mr. Andrew K.F. Chan is a Registered Professional Surveyor who has over 22 years' of experience in the valuation of properties in Hong Kong and the PRC.

SUMMARY OF VALUATIONS

Group I — Properties held by the Group for sale or own use in the PRC

	<u>Property</u>	Capital value in existing state as at 31 August 2009	Attributable interest to the Group	Capital value in existing state as at 31 August 2009 attributable to the Group
		RMB	%	RMB
1	Unsold portion of Nanjing Mingfa Riverside New Town, Phases I, Phase II and Phase III, Puzhu Road North, Taishan Village, Pukou District, Nanjing, Jiangsu Province, the PRC	3,300,000,000	100	3,300,000,000
2	Unsold portion of Nanjing Pearl Spring Resort, Puhe Road North, Dingshan Town, Pukou District, Nanjing, Jiangsu Province, the PRC	1,160,000,000	100	1,160,000,000
3	Unsold portion of Xiamen Mingfa Garden, South of Lvling Road and Huan Hu Li Road, Kaiyuan Industrial Park, Siming District, Xiamen, Fujian Province, the PRC	226,000,000	100	226,000,000
4	Unsold portion of Xiamen Mingfa International New Town, South of Lianqian Road, Qianpu, Siming District, Xiamen, Fujian Province, the PRC	360,000,000	100	360,000,000
5	Unsold portion of Xiamen Mingfa Seascape Garden, South of Qianpu Exhibition Centre, Qianpu, Siming District, Xiamen, Fujian Province, the PRC	340,000,000	100	340,000,000

	<u>Property</u>	Capital value in existing state as at 31 August 2009	Attributable interest to the Group	Capital value in existing state as at 31 August 2009 attributable to the Group
		RMB	%	RMB
6	Unsold portion of Xiamen Mingli Garden, Qianpu Kecuo, Siming District, Xiamen, Fujian Province, the PRC	89,000,000	100	89,000,000
7	Unsold portion of Xiamen Jianqun Elegant Garden, North of Lianqian Road East, Qianpu, Siming District, Xiamen, Fujian Province, the PRC	90,000,000	100	90,000,000
8	Unsold portion of Xiamen Mingfa Noble Place, Jiangtou Residential Section, Huli District, Xiamen, Fujian Province, the PRC	45,000,000	100	45,000,000
9	Levels 16 and 17, Xiamen Mingfa Hotel, No. 413 of Lianqian Road East, Siming District, Xiamen, Fujian Province, the PRC	24,000,000	100	24,000,000
10	Portion I of Xiamen Lianfeng Furniture Park, Honglian Road, Siming District, Xiamen, Fujian Province, the PRC	30,000,000	100	30,000,000
11	Xiamen Mingfa Industrial Park (Retail portion of Phase 2), No. 2 Honglian Road West, Siming District, Xiamen, Fujian Province, the PRC	19,000,000	100	19,000,000

	<u>Property</u>	Capital value in existing state as at 31 August 2009	Attributable interest to the Group	Capital value in existing state as at 31 August 2009 attributable to the Group
		RMB	%	RMB
12	Unsold portion I of Xiamen Mingfa Shopping Mall, Northeast of Jiahe Road and Lianqian Road, Siming District, Xiamen, Fujian Province, the PRC	1,708,000,000	70	1,195,600,000
13	Quanzhou Mingfa Hotel, Huoju village, Jiangnan Town, Licheng District, Quanzhou, Fujian Province, the PRC	251,000,000	100	251,000,000
14	Xiamen Mingfa Town, Lvling Road, Siming Industrial Park, Siming District, Xiamen, Fujian Province, the PRC	181,000,000	100	181,000,000
	Sub-total:	<u>7,823,000,000</u>		<u>7,310,600,000</u>

Group II — Properties held by the Group for investment in the PRC

15	Levels 1-15, Xiamen Mingfa Hotel, No. 413 of Lianqian Road East, Siming District, Xiamen, Fujian Province, the PRC	225,000,000	100	225,000,000
16	Portion II of Xiamen Lianfeng Furniture Park, Honglian Road, Siming District, Xiamen, Fujian Province, the PRC	111,000,000	100	111,000,000

	<u>Property</u>	Capital value in existing state as at 31 August 2009	Attributable interest to the Group	Capital value in existing state as at 31 August 2009 attributable to the Group
		RMB	%	RMB
17	Portion II of Xiamen Mingfa Shopping Mall, Northeast of Jiahe Road and Lianqian Road, Siming District, Xiamen, Fujian Province, the PRC	2,131,000,000	70	1,491,700,000
18	Unit 401, Xiamen Lianfeng Building, No. 411 of Lianqian Road East, Siming District, Xiamen, Fujian Province, the PRC	18,000,000	100	18,000,000
19	Xiamen Mingfa Technological Park, Kaiyuan Xingan Industrial Park, Tongan District, Xiamen, Fujian Province, the PRC	230,000,000	100	230,000,000
20	Various retail units of Block No.164 of Nanjing Mingfa Riverside New Town Phase I, Puzhu Road North, Taishan Village, Pukou District, Nanjing, Jiangsu Province, the PRC	33,000,000	100	33,000,000
21	Portion (Phase 1) of Xiamen Mingfa Industrial Park, No. 12 Honglian Road West, Siming District, Xiamen, Fujian Province, the PRC	No commercial value	—	No commercial value
	Sub-total:	<u>2,748,000,000</u>		<u>2,108,700,000</u>

Group III — Properties held by the Group under development in the PRC

	<u>Property</u>	Capital value in existing state as at 31 August 2009	Attributable interest to the Group	Capital value in existing state as at 31 August 2009 attributable to the Group
		RMB	%	RMB
22	Nanjing Mingfa Riverside New Town, Phase II (portion) and Phase III (portion), Puzhu Road North, Taishan Village, Pukou District, Nanjing, Jiangsu Province, the PRC	2,500,000,000	100	2,500,000,000
23	Nanjing Mingfa Shopping Mall, Lot nos. 141001280081 and 141001280082, Yuhuatai District, Nanjing, Jiangsu Province, the PRC	3,180,000,000	100	3,180,000,000
24	Nanjing Mingfa International Industrial Material Park, No. 15 Fengji Avenue, Yuhuatai District, Nanjing, Jiangsu Province, the PRC	1,870,000,000	100	1,870,000,000
25	Hefei Mingfa Shopping Mall, North-east of the junction of Silihe Road and Dangshan Road, Luyang District, Hefei, Anhui Province, the PRC	2,370,000,000	100	2,370,000,000
26	Wuxi Mingfa Shopping Mall, Sitou Village and Tangtou Village, Yanqiao Town, Huishan District, Wuxi, Jiangsu Province, the PRC	5,000,000,000	70	3,500,000,000

Property	Capital value in existing state as at 31 August 2009	Attributable interest to the Group	Capital value in existing state as at 31 August 2009 attributable to the Group
	RMB	%	RMB
27 Yangzhou Mingfa Shopping Mall, South of Yunhe Road East and West of Baolin Road, Guangling District, Yangzhou, Jiangsu Province, the PRC	2,150,000,000	100	2,150,000,000
28 Xiamen Mingfa Group Mansion, Qianpu Industrial Park, Siming District, Xiamen, Fujian Province, the PRC	402,000,000	100	402,000,000
Sub-total:	17,472,000,000		15,972,000,000

Group IV — Properties held by the Group for future development in the PRC

29 Xiamen Mingfa Harbor Resort, Southeast of Wuyuan Bay Bridge, West of Huanwan Road, Huli District, Xiamen, Fujian Province, the PRC	1,340,000,000	100	1,340,000,000
30 Wuxi Mingfa International New Town, Xizhang Tiyi Street, Yanqiao Sub-district, Huishan District, Wuxi, Jiangsu Province, the PRC	1,250,000,000	100	1,250,000,000
31 Nanjing Mingfa Business Park-Chunhe, Nanjing High-Tech Development Zone, Taishan Park, Pukou District, Nanjing, Jiangsu Province, the PRC	300,000,000	100	300,000,000

	<u>Property</u>	Capital value in existing state as at 31 August 2009	Attributable interest to the Group	Capital value in existing state as at 31 August 2009 attributable to the Group
		RMB	%	RMB
32	Nanjing Mingfa Business Park-Technology Business City, Nanjing High-Tech Development Zone, Taishan Park, Pukou District, Nanjing, Jiangsu Province, the PRC	810,000,000	100	810,000,000
33	Nanjing Mingfa Business Park- Lian Chang, Nanjing High-Tech Development Zone, Taishan Park, Pukou District, Nanjing, Jiangsu Province, the PRC	530,000,000	100	530,000,000
34	Nanjing Mingfa Business Park-Li Chang, Nanjing High-Tech Development Zone, Taishan Park, Pukou District, Nanjing, Jiangsu Province, the PRC	510,000,000	100	510,000,000
35	Jinxiu Yinshan Project, Phases I and II, Yinhe Road South, Daguang, New District, Zhenjiang, Jiangsu Province, the PRC	560,000,000	100	560,000,000
36	Zhangzhou Mingfa Shopping Mall, East of Longjiang Road, North of Shuixian Da Street, Longwen District, Zhangzhou, Fujian Province, the PRC	2,003,000,000	100	2,003,000,000
37	Nanjing Mingfa City Square, Dingshan Jie Road, Pukou District, Nanjing, Jiangsu Province, the PRC	960,000,000	100	960,000,000
	Sub-total:	8,263,000,000		8,263,000,000

Group V — Properties contracted to be acquired by the Group in the PRC

	<u>Property</u>	Capital value in existing state as at 31 August 2009	Attributable interest to the Group	Capital value in existing state as at 31 August 2009 attributable to the Group
		RMB	%	RMB
38	Xiamen Mingfeng Town, Lingdou, Siming District, Xiamen, Fujian Province, the PRC	798,000,000	100	798,000,000
39	Honglai Mingfa Commercial Centre, Xixia Village, Honglai Town, Nan'an, Fujian Province, the PRC	No commercial value	—	No commercial value
	Sub-total:	<u>798,000,000</u>		<u>798,000,000</u>

Group VI — Properties intended to be acquired by the Group in the PRC

40	Mingfa Riverside New Town, District II, Puzhu Road North, Taishan Village, Pukou District, Nanjing, Jiangsu Province, the PRC	No commercial value	—	No commercial value
41	Mingfa International Industrial Material Park and Mingfa International Park, East of Suzhou Street, South of the land of Jiajie Logistic Company, Huai'an Economic Development Zone, Huai'an, Jiangsu Province, the PRC	No commercial value	—	No commercial value

Property	Capital value in existing state as at 31 August 2009	Attributable interest to the Group	Capital value in existing state as at 31 August 2009 attributable to the Group
	RMB	%	RMB
42 Mingfa Furniture Centre, Taishan Industry Park, Huangyao Village, Pukou District, Nanjing, Jiangsu Province, the PRC	No commercial value	—	No commercial value
43 Mingfa Yuanchang Shanzhuang, Longshan, Lianqian Road, Siming District, Xiamen, Fujian Province, the PRC	No commercial value	—	No commercial value
44 Ma An Shan Complex, a piece of land located at the east of Cihuhe Road, the west of Cihuhe Road and Yu Shan Road, Ma An Shan, Anhui Province, the PRC	No commercial value	—	No commercial value
Sub-total:	No commercial value		No commercial value
Group VII — Property leased to the Group in Hong Kong			
45 Units 6, 7 and 8, 23rd Floor, Greenfield Tower, Concordia Plaza, No.1 Science Museum Road, Kowloon, Hong Kong	No commercial value		No commercial value
Sub-total:	No commercial value		No commercial value
Total:	37,104,000,000		34,452,300,000

VALUATION CERTIFICATE

Group I — Properties held by the Group for sale or own use in the PRC

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 August 2009										
1	<p>Unsold portion of Nanjing Mingfa Riverside New Town, Phases I, II and III, Puzhu Road North, Taishan Village, Pukou District, Nanjing, Jiangsu Province, the PRC</p> <p>The property comprises a portion of Nanjing Mingfa Riverside New Town completed between 2006 and 2009.</p> <p>The property has a total gross floor area of approximately 450,049.97 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>Residential</td> <td>189,499.05</td> </tr> <tr> <td>Retail</td> <td>148,347.18</td> </tr> <tr> <td>Basement/ Car parking space/ Ancillary</td> <td>112,203.74</td> </tr> <tr> <td>Total:</td> <td>450,049.97</td> </tr> </tbody> </table>	Use	Approximate Gross Floor Area (sq.m.)	Residential	189,499.05	Retail	148,347.18	Basement/ Car parking space/ Ancillary	112,203.74	Total:	450,049.97	The property is vacant.	RMB3,300,000,000
Use	Approximate Gross Floor Area (sq.m.)												
Residential	189,499.05												
Retail	148,347.18												
Basement/ Car parking space/ Ancillary	112,203.74												
Total:	450,049.97												

The land use rights of the property have been granted for terms of 70 years due to expire on 15 December 2072 for residential use and 40 years due to expire on 15 December 2042 for commercial use.

Notes:-

- (1) According to six State-owned Land Use Rights Certificates Nos. (2002)2168, (2002)2169, (2002)2170, (2002)2171, (2002)2172 and (2002)2173 issued by the People's Republic of China Land Resources Bureau, the land use rights of Nanjing Mingfa Riverside New Town comprising a total site area of 1,072,182 sq.m. have been granted to Mingfa Group Nanjing Real Estate Co., Ltd. (明發集團南京房地產開發有限公司) with details as follows:

Certificate No.	Site Area (sq.m.)	Expiry Date of Land Use Term
(2002)2168	185,404	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2169	162,961	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2170	249,065	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2171	211,941	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2172	242,802	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2173	20,009	unspecified term for public utility use
Total	1,072,182	

- (2) According to the Group, a portion of the property comprising a total gross floor area of approximately 89,826.14 sq.m. is subject to various sale agreements for a total consideration of RMB421,205,177. In the course of our valuation, we have included such consideration.

- (3) According to Business Licence No. 320100400017072 dated 27 September 2005, Mingfa Group Nanjing Real Estate Co., Ltd. is a joint venture enterprise with a registered capital of US\$10,000,000 for a valid operation period from 12 July 2002 to 11 July 2052.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- (i) Mingfa Group Nanjing Real Estate Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) Commercial portion of the property with a gross floor area of approximately 60,933.45 sq.m. is subject to a mortgage in favour of Agricultural Bank of China, Nanjing Pukou Branch;
 - (iii) Mingfa Group Nanjing Real Estate Co., Ltd. has the right to freely transfer, lease, mortgage or dispose of the mortgaged portion of the property with prior approval from the mortgagee;
 - (iv) A lot with the State-owned Land Use Rights Certificate No. (2002) 2173 is an allocated land for public utility use. Mingfa Group Nanjing Real Estate Co., Ltd can occupy and use the lot. Without prior approval from the government, Mingfa Group Nanjing Real Estate Co., Ltd does not have the right to transfer, lease and mortgage the lot; and
 - (v) All the land premium has been duly paid and settled.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-
- | | |
|---|-----|
| State-owned Land Use Rights Certificate | Yes |
| Primary Registration of Real Estate Title | Yes |
| Business Licence | Yes |

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 August 2009								
			RMB1,160,000,000								
2	<p>Unsold portion of Nanjing Pearl Spring Resort, Puhe Road North, Dingshan Town, Pukou District, Nanjing, Jiangsu Province, the PRC</p> <p>The property comprises unsold portion of Nanjing Pearl Spring Resort completed in 2008.</p> <p>The property has a total gross floor area of approximately 66,371.85 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>Hotel</td> <td>35,744.86</td> </tr> <tr> <td>Townhouse</td> <td>30,626.99</td> </tr> <tr> <td>Total:</td> <td><u>66,371.85</u></td> </tr> </tbody> </table>	Use	Approximate Gross Floor Area (sq.m.)	Hotel	35,744.86	Townhouse	30,626.99	Total:	<u>66,371.85</u>	<p>The hotel portion of the property is subject to a management agreement for term of 3 years commencing from 1 January 2007.</p> <p>The townhouse portion of the property is currently vacant.</p>	
Use	Approximate Gross Floor Area (sq.m.)										
Hotel	35,744.86										
Townhouse	30,626.99										
Total:	<u>66,371.85</u>										

The land use rights of the property have been granted for terms of 70 years due to expire on 17 July 2073 for residential use and 40 years due to expire on 17 July 2043 for commercial use.

Notes:-

- (1) According to State-owned Land Use Rights Certificate No. (2003)02067 issued by Pukou District Municipal Government, the land use rights of Nanjing Pearl Spring Resort comprising a site area of 112,973 sq.m. have been granted to Mingfa Group Nanjing Real Estate Co., Ltd. (明發集團南京房地產開發有限公司) for a term due to expire on 17 July 2073 for residential use and a term due to expire on 17 July 2043 for commercial use.
- (2) According to Business Licence No. 320100400017072 dated 27 September 2005, Mingfa Group Nanjing Real Estate Co., Ltd. is a joint venture enterprise with a registered capital of US\$10,000,000 for a valid operation period from 12 July 2002 to 11 July 2052.
- (3) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Mingfa Group Nanjing Real Estate Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) Mingfa Group Nanjing Real Estate Co., Ltd. has the right to freely transfer, lease, mortgage or dispose of the property; and
 - (iii) All the land premium has been duly paid and settled.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Primary Registration of Real Estate Title	in progress
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
3	Unsold portion of Xiamen Mingfa Garden, South of Lvling Road and Huan Hu Li Road, Kaiyuan Industrial Park, Siming District, Xiamen, Fujian Province, the PRC	The property comprises portion of Xiamen Mingfa Garden completed in 2005. The property comprises 147 retail units with a total gross floor area of approximately 14,673 sq.m. and 95 car parking spaces. The land use rights of the property have been granted for terms of 40 years for commercial use, 50 years for office use and 70 years for resettlement residential use commencing from 26 October 2001.	The property is currently vacant.	RMB226,000,000

Notes:-

- (1) According to two Real Estate Title Certificates Nos. 00000766 and 00000767 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau (廈門市國土資源與房產管理局), the land use rights of the Xiamen Mingfa Garden comprising a total site area of 18,696.80 sq.m. have been granted to Xiamen Mingfa Group Co., Ltd. (廈門明發集團有限公司) for terms of 40 years due to expire on 26 October 2051 for industrial and storage uses.
- (2) According to supplemental contract of Land Use Rights Grant Contract No. (2001) 022, the land use terms of the property have been amended to 40 years for commercial use, 50 years for office use and 70 years for residential use commencing from 26 October 2001.
- (3) According to Business Licence No. 350200200006046 dated 24 August 2007, Xiamen Mingfa Group Co., Ltd. was established with a registered capital of RMB80,000,000 for a valid operation period from 7 January 1998 to 7 January 2048.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Xiamen Mingfa Group Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iv) Xiamen Mingfa Group Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership of the property.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows :

Real Estate Title Certificate	Yes (land portion only)
Primary Registration of Real Estate Title	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Capital value										
			in existing state as at 31 August 2009										
4	<p>Unsold portion of Xiamen Mingfa International New Town, South of Lianqian Road, Qianpu, Siming District, Xiamen, Fujian Province, the PRC</p> <p>The property comprises portion of Xiamen Mingfa International New Town completed in 2002.</p> <p>The property has a total gross floor area of approximately 24,840.76 sq.m. and 83 car parking spaces 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>Office</td> <td>11,539.93</td> </tr> <tr> <td>Retail</td> <td>9,421.46</td> </tr> <tr> <td><u>Car parking space</u></td> <td><u>3,879.37</u></td> </tr> <tr> <td>Total:</td> <td><u>24,840.76</u></td> </tr> </tbody> </table>	Use	Approximate Gross Floor Area (sq.m.)	Office	11,539.93	Retail	9,421.46	<u>Car parking space</u>	<u>3,879.37</u>	Total:	<u>24,840.76</u>	The property is currently vacant.	RMB360,000,000
Use	Approximate Gross Floor Area (sq.m.)												
Office	11,539.93												
Retail	9,421.46												
<u>Car parking space</u>	<u>3,879.37</u>												
Total:	<u>24,840.76</u>												

The land use rights of the property have been granted for terms of 40 years for commercial use, 50 years for office use, and 70 years for residential use commencing from 15 January 1999.

Notes:-

- (1) According to Real Estate Title Certificate No. 00000340 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau (廈門市國土資源與房產管理局), the land use rights of Xiamen Mingfa International New Town comprising a total site area of 26,015.80 sq.m. have been granted to Xiamen Mingfa Group Co., Ltd. (廈門明發集團有限公司) for terms of 40 years for commercial use, 50 years for office use and 70 years for residential use commencing from 15 January 1999.
- (2) According to the Group, one retail unit with a gross floor area of approximately 1,035.8 sq.m. and one car parking space is subject to various sale agreements at a total consideration of RMB 8,550,000. In the course of our valuation, we have included such consideration.
- (3) According to Business Licence No. 350200200006046 dated 24 August 2007, Xiamen Mingfa Group Co., Ltd. was established with a registered capital of RMB80,000,000 for a valid operation period from 7 January 1998 to 7 January 2048.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Xiamen Mingfa Group Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iv) Xiamen Mingfa Group Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership of the property.

- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows :-

Real Estate Title Certificate	Yes (land portion only)
Primary Registration of Real Estate Title	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Capital value												
			in existing state as at 31 August 2009												
5	<p>Unsold portion of Xiamen Mingfa Seascape Garden, South of Qianpu Exhibition Centre, Qianpu, Siming District, Xiamen, Fujian Province, the PRC</p> <p>The property comprises portion of Xiamen Mingfa Seascape Garden completed in 2004.</p> <p>The property has a total gross floor area of approximately 26,912.56 sq.m. and 17 car parking spaces 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>Residential</td> <td>498.48</td> </tr> <tr> <td>Retail</td> <td>18,801.87</td> </tr> <tr> <td>Clubhouse</td> <td>7,047.16</td> </tr> <tr> <td><u>Car parking space</u></td> <td><u>565.05</u></td> </tr> <tr> <td>Total:</td> <td><u><u>26,912.56</u></u></td> </tr> </tbody> </table>	Use	Approximate Gross Floor Area (sq.m.)	Residential	498.48	Retail	18,801.87	Clubhouse	7,047.16	<u>Car parking space</u>	<u>565.05</u>	Total:	<u><u>26,912.56</u></u>	<p>A portion of the property with a total gross floor area of approximately 32.20 sq.m. is subject to a tenancy due to expire on 31 August 2010 at a total monthly rent of RMB1,130.</p> <p>The remaining portion is currently vacant.</p>	RMB340,000,000
Use	Approximate Gross Floor Area (sq.m.)														
Residential	498.48														
Retail	18,801.87														
Clubhouse	7,047.16														
<u>Car parking space</u>	<u>565.05</u>														
Total:	<u><u>26,912.56</u></u>														

The land use rights of the property have been granted for terms of 40 years for commercial use, 50 years for office use and 70 years for residential use commencing from 1 June 2001.

Notes:-

- (1) According to Real Estate Title Certificate No. 00000682 and supplemental contract issued by Xiamen Municipal Land Resources and Housing Administrative Bureau (廈門市國土資源與房產管理局), the land use rights of Xiamen Mingfa Seascape Garden comprising a total site area of 18,246.90 sq.m. have been granted to Xiamen Mingfa Group Co., Ltd. (廈門明發集團有限公司) for terms of 40 years for commercial use, 50 years for office use and 70 years for residential use from 1 June 2001.
- (2) According to the Group, a portion of the property comprising a total gross floor area of approximately 1,470.34 sq.m. is subject to various sale agreements for a total consideration of approximately RMB7,567,000. In the course of our valuation, we have included such consideration.
- (3) According to Business Licence No. 350200200006046 dated 24 August 2007, Xiamen Mingfa Group Co., Ltd. was established with a registered capital of RMB80,000,000 for a valid operation period from 7 January 1998 to 7 January 2048.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Xiamen Mingfa Group Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iv) Xiamen Mingfa Group Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership of the property.

- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows :-

Real Estate Title Certificate	Yes (land portion only)
Primary Registration of Real Estate Title	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
6	Unsold portion of Xiamen Mingli Garden, Qianpu Kecuo, Siming District, Xiamen, Fujian Province, the PRC	The property comprises various residential units of Xiamen Mingli Garden completed in 2005. The property has a total gross floor area of approximately 3,608.69 sq.m.. The land use rights of the property have been granted for a term of 70 years due to expire on 16 February 2071 for residential use.	The property is currently vacant.	RMB89,000,000

Notes:-

- (1) According to Real Estate Title Certificate No. 00001022 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau (廈門市國土資源與房產管理局), the land use rights of Xiamen Mingli Garden comprising a total site area of 17,355.78 sq.m. have been granted to Xiamen Mingfa Real Estate Development Co., Ltd. (廈門明發房地產開發有限公司) for a term of 70 years due to expire on 16 February 2071 for residential use.
- (2) According to the Group, a portion of the property comprising a total gross floor area of approximately 1,505.49 sq.m. is subject to various sale agreements for a total consideration of approximately RMB31,800,000. In the course of our valuation, we have included such consideration.
- (3) According to Business Licence No. 07233 dated 27 June 2005, Xiamen Mingfa Real Estate Development Co., Ltd. is a wholly foreign owned enterprise with registered capital of RMB16,880,000 for a valid operation period from 21 October 1994 to 21 October 2009.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Xiamen Mingfa Real Estate Development Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iv) Xiamen Mingfa Real Estate Development Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership of the property.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows :-

Real Estate Title Certificate	Yes (land portion only)
Primary Registration of Real Estate Title	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
7	Unsold portion of Xiamen Jianqun Elegant Garden, North of Lianqian Road East, Qianpu, Siming District, Xiamen, Fujian Province, the PRC	<p>The property comprises portion of Xiamen Jianqun Elegant Garden completed in 2005.</p> <p>The property comprises office units with a total gross floor area of approximately 4,272.56 sq.m. and 113 car parking spaces.</p> <p>The land use rights of the property have been granted for terms of 50 years due to expire on 10 November 2052 for office use and 70 years due to expire on 10 November 2072 for residential use.</p>	The property is currently vacant.	RMB90,000,000

Notes:-

- (1) According to Real Estate Title Certificate No. 00000958 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau (廈門市國土資源與房產管理局), the land use rights of Xiamen Jianqun Elegant Garden comprising a site area of 10,257.10 sq.m. have been granted to Xiamen Jianqin Real Estate Development Co., Ltd. (廈門建勤房地產開發有限公司) for terms of 50 years due to expire on 10 November 2052 for office use and 70 years due to expire on 10 November 2072 for residential use.
- (2) According to the Group, a portion of the property with a total gross floor area of approximately 707.01 sq.m. is subject to various sale agreements at a total consideration of RMB6,516,704. In the course of our valuation, we have included such consideration.
- (3) According to Business Licence No. 350200400024351 dated 3 June 2008, Xiamen Jianqin Real Estate Development Co., Ltd. was established with a registered capital of HK\$8,000,000 for a valid operation period from 16 May 2002 to 15 May 2052.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Xiamen Jianqin Real Estate Development Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iv) Xiamen Jianqin Real Estate Development Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership of the property.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows :-

Real Estate Title Certificate	Yes (land portion only)
Primary Registration of Real Estate Title	Yes
Business Licence	Yes

VALUATION CERTIFICATE

<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>										
8	<p>Unsold portion of Xiamen Mingfa Noble Place, Jiangtou Residential Section, Huli District, Xiamen, Fujian Province, the PRC</p> <p>The property comprises the unsold portion of Xiamen Mingfa Noble Place which was completed in 2004.</p> <p>The property has a total gross floor area of approximately 5,555.86 sq.m. and 87 car parking spaces with details as follows:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;"><u>Use</u></th> <th style="text-align: right;"><u>Approximate Gross Floor Area (sq.m.)</u></th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td style="text-align: right;">1,061.22</td> </tr> <tr> <td>Office</td> <td style="text-align: right;">253.99</td> </tr> <tr> <td><u>Car parking space</u></td> <td style="text-align: right;"><u>4,240.65</u></td> </tr> <tr> <td>Total:</td> <td style="text-align: right;"><u>5,555.86</u></td> </tr> </tbody> </table> <p>The land use rights of the property have been granted for terms of 40 years for commercial use, 50 years for office use and 70 years for residential use from 1 October 2001.</p>	<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>	Retail	1,061.22	Office	253.99	<u>Car parking space</u>	<u>4,240.65</u>	Total:	<u>5,555.86</u>	<p>A portion of the property with a total gross floor area of approximately 245.79 sq.m. is subject to various tenancies with the latest expiry on 14 October 2011 at a total monthly rent of RMB19,491.</p> <p>The remaining portion is currently vacant.</p>	RMB45,000,000
<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>												
Retail	1,061.22												
Office	253.99												
<u>Car parking space</u>	<u>4,240.65</u>												
Total:	<u>5,555.86</u>												

Notes:-

- (1) According to Real Estate Title Certificate No. 00000754 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau, the land use rights of Mingfa Noble Place, comprising a total site area of 5,528.50 sq.m. have been granted to Xiamen Mingfa Real Estate Development Co., Ltd. (廈門明發房地產開發有限公司) for retail, office and residential uses, and the land use terms are respectively 40 years, 50 years and 70 years from 1 October 2001.
- (2) According to the Group, a portion of the property comprising a total gross floor area of approximately 105.38 sq.m. is subject to various sale agreements for a total consideration of approximately RMB565,650. In the course of our valuation, we have included such consideration.
- (3) According to Business Licence No. 07233 dated 27 June 2005, Xiamen Mingfa Real Estate Development Co., Ltd. was established with a registered capital of RMB16,880,000 for a valid operation period from 21 October 1994 to 21 October 2009.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Xiamen Mingfa Real Estate Development Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and

- (iv) Xiamen Mingfa Real Estate Development Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership of the property.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate	Yes (land portion only)
Primary Registration of Real Estate Title	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
9	Levels 16 and 17, Xiamen Mingfa Hotel, No. 413 of Lianqian Road East, Siming District, Xiamen, Fujian Province, the PRC	The property comprises levels 16 and 17 of Xiamen Mingfa Hotel completed in 2002. The property has a total gross floor area of approximately 1,516.11 sq.m.. The land use rights of the property have been granted for terms of 40 years due to expire on 29 April 2036 for commercial use, 50 years due to expire on 29 April 2046 for office use and 70 years due to expire on 29 April 2066 for residential use.	The property is occupied by the Group as office.	RMB24,000,000

Notes:-

- (1) According to Real Estate Title Certificate Nos. 00005682 and 00620149 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau (廈門市國土資源與房產管理局), the land use rights and building ownership of Xiamen Mingfa Hotel comprising a total site area of 2,762.63 sq.m. and gross floor area of 12,440.92 sq.m. have been granted to Xiamen Mingfa Hotel Co., Ltd. (廈門明發大酒店有限公司) terms of 40 years due to expire on 29 April 2036 for commercial use, 50 years due to expire on 29 April 2046 for office use and 70 years due to expire on 29 April 2066 for residential use.
- (2) According to Business Licence No. 350200100004161 dated 17 December 2007, Xiamen Mingfa Hotel Co., Ltd. was established with a registered capital of RMB10,000,000 for a valid operation period from 14 December 1999 to 13 December 2049.
- (3) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Xiamen Mingfa Hotel Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iii) Xiamen Mingfa Hotel Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership of the property.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

Real Estate Title Certificate	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
10	Portion I of Xiamen Lianfeng Furniture Park, Honglian Road, Siming District, Xiamen, Fujian Province, the PRC	The property comprises various units of an industrial complex known as Lianfeng Furniture Park completed in 1996. The property has a total gross floor area of approximately 4,871.91 sq.m.. The land use rights of the property have been granted for terms of 50 years due to expire on 15 September 2043 for industrial use.	The property is currently occupied by the Group for industrial and exhibition uses.	RMB30,000,000

Notes:-

- (1) According to 5 copies of Real Estate Title Certificate, the land use rights and building ownerships of the portion of Xiamen Lianfeng Furniture Park, comprising a total gross area of 5,847.60 sq.m., have been granted to Lean Fung (Xiamen) Furniture City Co., Ltd (聯豐(廈門)家俱城有限公司) for terms of 50 years due to expire on 15 September 2043 for industrial use. The details are summarized as follows:

<u>Real Estate Title Certificate No</u>	<u>Level</u>	<u>Location</u>	<u>Gross Floor Area (sq.m.)</u>	<u>Use</u>
00555401	1	No. 24 of Honglian Road	962.03	Industrial
00555406	2	No. 24 of Honglian Road	962.03	Industrial
00555338	3	No. 24 of Honglian Road	962.03	Industrial
00555403*	4-5	No. 24 of Honglian Road	1,951.37*	Industrial
00555346	1	No. 20 of Honglian Road	1,010.14	Industrial
		Total:	<u>5,847.60</u>	

* As instructed by the Group, various units on level 5 (Real Estate Title Certificate No. 555403) with a total gross floor area of 975.69 sq.m. are held by the Group for investment, and the property comprises levels 1-4 and portion of level 5 with a total gross floor area of 4,871.91 sq.m..

- (2) According to Business Licence No. 350200400013060 dated 8 April 2008, Lean Fung (Xiamen) Furniture City Co., Ltd. was established with a registered capital of RMB30,000,000 for a valid operation period from 15 September 1993 to 15 September 2043.
- (3) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- Lean Fung (Xiamen) Furniture City Co., Ltd. has obtained the Real Estate Title Certificates of the property and is the sole legal owner;
 - The property is subject to a mortgage in favour of China Construction Bank, Xiamen Branch from 30 November 2007 to 29 November 2010; and
 - Lean Fung (Xiamen) Furniture City Co., Ltd. has the right to lease, transfer, mortgage and dispose of the land use rights and building ownership of the property with prior approval from the mortgagee.

- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows :-

Real Estate Title Certificate	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
11	Xiamen Mingfa Industrial Park (retail portion of phase 2), No. 2 Honglian Road West, Siming District, Xiamen, Fujian Province, the PRC	<p>The property comprises various retail units of Xiamen Mingfa Industrial Park completed in the period between 1997 and 2005.</p> <p>The property has a total gross floor area of approximately 1,327.03 sq.m..</p> <p>The land use rights of the property have been granted for terms of 70 years for residential use and 40 years for commercial use commencing from 1 September 2003.</p>	The property is currently vacant.	RMB19,000,000

Notes:-

- (1) According to Land Use Rights Grant Contract No. (2003) 032 entered into between Xiamen Municipal Land Resources and Housing Administrative Bureau (廈門市國土資源與房產管理局) (Party A) and Xiamen Mingfa Furniture Co., Ltd. (廈門明發傢俱工業有限公司) (Party B) on 26 September 2003, the land use rights of portion of Mingfa Industrial Park, comprising a site area of approximately 5,414.14 sq.m., have been granted to Party B for terms of 70 years for residential and 40 years for commercial use, and the remaining portion with a site area of 4,653.416 sq.m. have been allocated for industrial use.

As advised by the Group, the property is located on the granted portion of the site.

- (2) According to seventeen Real Estate Title Certificate Nos. 539471, 547887-547888, 547890-547892, 547894-547899, 547918-547992, the land use rights and building ownership of Xiamen Mingfa Industrial Park have been granted to Xiamen Mingfa Furniture Co., Ltd.
- (3) According to Business Licence No. 350200400027420 dated 12 June 2009, Xiamen Mingfa Furniture Co., Ltd. was established with a registered capital of RMB8,880,000 for a valid operation period from 5 September 1994 to 4 September 2044.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- (i) Xiamen Mingfa Furniture Co., Ltd. has obtained the Real Estate Title Certificates of the property and is the sole legal owner;
 - (ii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iii) Xiamen Mingfa Furniture Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership of the property.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

Real Estate Title Certificate	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
12	Unsold portion I of Xiamen Mingfa Shopping Mall, Northeast of Jiahe Road and Lianqian Road, Siming District, Xiamen, Fujian Province, the PRC	<p>The property comprises various retail units of Xiamen Mingfa Shopping Mall completed in 2007.</p> <p>The property has a total gross floor area of approximately 49,684.78 sq.m..</p> <p>The land use rights of the property have been granted for terms of 40 years for commercial use, 50 years for office and storage uses commencing from 2 August 2003.</p>	The property is currently vacant.	<p>RMB1,708,000,000</p> <p>70% interest attributable to the Group</p> <p>RMB1,195,600,000</p>

Notes:-

- (1) According to Real Estate Title Certificate No. 00001115 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau (廈門市國土資源與房產管理局), the land use rights of the Mingfa Shopping Mall comprising a total site area of 166,774.60 sq.m. have been granted to Mingfa Group Co., Ltd. (明發集團有限公司) for terms of 40 years due to expire on 1 August 2043 for commercial use.
- (2) According to the Group, a portion of the property comprising a total gross floor area of approximately 486.65 sq.m. is subject to various sale agreements for a total consideration of approximately RMB17,777,000. In the course of our valuation, we have included such consideration.
- (3) According to Business Licence No. 350200400009292 dated 15 June 2009, Mingfa Group Co., Ltd. was established with a registered capital of HK\$259,000,000 for a valid operation period from 6 November 2001 to 5 November 2051.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Mingfa Group Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iv) Mingfa Group Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership rights of the property.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

Real Estate Title Certificate	Yes (land portion only)
Primary Registration of Real Estate Title	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
13	Quanzhou Mingfa Hotel, Huoju village, Jiangnan Town, Licheng District, Quanzhou, Fujian Province, the PRC	<p>The property comprises a 17-storey hotel completed in 1996.</p> <p>The property has a total gross floor area of approximately 13,707 sq.m..</p> <p>The land use rights of the property have been granted for a term of 40 years due to expire on 30 June 2046 for composite use.</p>	<p>Portion of the property with a gross floor area of 270 sq.m. is currently leased to a tenancy for a term expiring on 14 May 2012.</p> <p>The remaining portion of the property is operated by the Group as hotel use.</p>	RMB251,000,000

Notes:-

- (1) According to State-owned Land Use Rights Certificate No. (98)100133 issued by Quanzhou Municipal Land Administrative Bureau (泉州市土地管理局), the land use rights of the property comprising a total site area of 5,402.00 sq.m. have been granted to Quanzhou Lianfeng Jiangnan Hotel Co., Ltd. (泉州聯豐江南大酒店有限公司) for a term of 40 years due to expire on 30 June 2046 for composite use.
- (2) According to Real Estate Title Certificate No. 3160, the building ownership of the property, comprising a total gross floor area of 13,707.056 sq.m., is held by Quanzhou Lianfeng Jiangnan Hotel Co., Ltd.
- (3) According to the Group, the name of Quanzhou Lianfeng Jiangnan Hotel Co., Ltd. has been changed into Quanzhou Mingfa Hotel Co., Ltd (泉州明發大酒店).
- (4) According to Business Licence No. 350500400037307 dated 7 July 2009, Quanzhou Mingfa Hotel Co., Ltd. was established with a registered capital of RMB30,000,000 for a valid operation period from 25 August 1998 to 25 August 2048.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Quanzhou Mingfa Hotel Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iv) Quanzhou Mingfa Hotel Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership rights of the property.
- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Real Estate Title Certificate	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
14	Xiamen Mingfa Town, Lvling Road, Siming Industrial Park, Siming District, Xiamen, Fujian Province, the PRC	The property comprises a parcel of land with a total site area of 12,878.79 sq.m.. The property has a total gross floor area of approximately 59,403.55 sq.m. and 133 car parking spaces with details as follows:-	A portion of the property with a total floor area of 42,329 sq.m. is currently leased to various tenants for a term of 50 years due to expire on 7 May 2054 at a total pre-paid rental of approximately RMB170,000,000.	RMB181,000,000
		<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>	
		Exhibition hall	10,070.03	
		Industrial	44,872.06	
		Car parking space/ ancillary	4,461.46	
		<u>Total:</u>	<u>59,403.55</u>	
		The land use rights of the property have been granted for a term of 50 years due to expire on 7 May 2054 for industrial use.		

Notes:-

- (1) According to Real Estate Title Certificate No. 00002324 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau (廈門市國土資源與房產管理局), the land use rights of the property comprising a total site area of 12,878.79 sq.m. have been granted to Mingfa Group Co., Ltd. (明發集團有限公司) for a term of 50 years due to expire on 7 May 2054 for industrial use.
- (2) According to Land Use Rights Grant Contract No. (2005) 003 entered into between Xiamen Municipal Land Resources and Housing Administrative Bureau (Party A) and Mingfa Group Co., Ltd. (Party B) on 5 January 2005, the land use rights of the property, comprising a site area of approximately 12,878.798 sq.m., have been granted to Party B at a total premium of RMB10,715,159.94 for a term of 50 years for industrial use.
- (3) According to Business Licence No. 350200400009292 dated 15 June 2009, Mingfa Group Co., Ltd. was established with a registered capital of HK\$259,000,000 for a valid operation period from 6 November 2001 to 5 November 2051.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Mingfa Group Co., Ltd. has obtained the land use rights of the property. It is the sole legal land user and has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property;
 - (ii) All the land premium has been duly settled;
 - (iii) The land use rights of the property is free from any seizure, mortgage and other encumbrances;
 - (iv) Mingfa Group Co., Ltd. has the rights to develop the property and is entitled to the building ownership. There should be no material obstacle to obtain the approval of building ownership registration; and

- (v) The “Transfer of Rights to Use Properties Contract” with 50 years term entered into between the Group and other third parties does not create rights and obligations that fall squarely within any recognised contract category, and will be considered an “anonymous contract”. Any excess beyond 20 years is not legally enforceable.
- (5) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate
Business Licence

Yes (land portion only)
Yes

VALUATION CERTIFICATE

Group II — Properties held by the Group for investment in the PRC

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
15	Levels 1-15, Xiamen Mingfa Hotel, No. 413 of Lianqian Road East, Siming District, Xiamen, Fujian Province, the PRC	<p>The property comprises levels 1 to 15 of Xiamen Mingfa Hotel which is erected upon a parcel of land with a site area of 2,762.63 sq.m. and was completed in 2002.</p> <p>The property has a total gross floor area of approximately 10,924.81 sq.m..</p> <p>The land use rights of the property have been granted for terms of 40 years due to expire on 29 April 2036 for commercial use, 50 years due to expire on 29 April 2046 for office use and 70 years due to expire on 29 April 2066 for residential use.</p>	The property is currently leased to a third party for hotel use. The lease term is 10 years commencing from 15 January 2007 at a fix annual rent of RMB40,000,000.	RMB225,000,000

Notes:-

- (1) According to Real Estate Title Certificate Nos. 00005682 and 00620149 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau (廈門市國土資源與房產管理局), the land use rights and building ownership of the property comprising a total site area of 2,762.63 sq.m. and gross floor area of 12,440.92 sq.m. have been granted to Xiamen Mingfa Hotel Co., Ltd. (廈門明發大酒店有限公司) for terms of 40 years due to expire on 29 April 2036 for commercial use, 50 years due to expire on 29 April 2046 for office use and 70 years due to expire on 29 April 2066 for residential use.
- (2) According to Business Licence No. 3502001005362 dated 29 April 2003, Xiamen Mingfa Hotel Co., Ltd. was established with a registered capital of RMB10,000,000 for a valid operation period from 14 December 1999 to 13 December 2049.
- (3) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Xiamen Mingfa Hotel Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iv) Xiamen Mingfa Hotel Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership rights of the property.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows :-

Real Estate Title Certificate	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
16	Portion II of Xiamen Lianfeng Furniture Park, Honglian Road, Siming District, Xiamen, Fujian Province, the PRC	The property comprises various units of an industrial complex known as Lianfeng Furniture Park completed in 1996. The property has a total gross floor area of approximately 21,248.37 sq.m. The land use rights of the property have been granted for terms of 50 years due to expire on 15 September 2043 for industrial use.	Potion of the property with a total gross floor area of approximately 6,326 sq.m. is leased to various tenancies for the lease term due to expire on or before 31 December 2013 at a total monthly rent of approximately RMB111,652. The remaining portion is currently occupied by the Group for industrial use. As advised by the Group, portion of the property with a total gross floor area of 15,421.37 sq.m. are agreed to be leased to a third party. The lease term is 15 years commencing from 6 months after handover on 1 September 2009 and the monthly rental is to be RMB15 per sq.m. subject to 5% annual growth from the 3rd year.	RMB111,000,000

Notes:-

- (1) According to 20 copies of Real Estate Title Certificates, the land use rights and building ownership of portion of Lianfeng Furniture Park, comprising a total gross area of 22,224.05 sq.m., have been granted to Lean Fung (Xiamen) Furniture City Co., Ltd. (聯豐 (廈門) 家俱城有限公司) for terms of 50 years due to expire on 15 September 2043 for industrial use. The details are summarized as follows:

<u>Real Estate Title Certificate No.</u>	<u>Level</u>	<u>Location</u>	<u>Gross Floor Area (sq.m.)</u>	<u>Use</u>
00555403*	4-5*	No. 24 of Honglian Road*	1,951.37*	Industrial*
00555400	1	No. 23 of Honglian Road	962.27	Industrial
00555340	2	No. 23 of Honglian Road	962.27	Industrial
00555363	3	No. 23 of Honglian Road	962.27	Industrial
00555336	4-5	No. 23 of Honglian Road	1,951.81	Industrial
00555405	1	No. 22 of Honglian Road	962.27	Industrial
00555349	2	No. 22 of Honglian Road	962.27	Industrial
00555339	3	No. 22 of Honglian Road	962.27	Industrial
00555404	4-5	No. 22 of Honglian Road	1,951.81	Industrial
00555359	1	No. 21 of Honglian Road	962.27	Industrial
00555362	2	No. 21 of Honglian Road	962.27	Industrial
00555407	3	No. 21 of Honglian Road	962.27	Industrial
00555335	4-5	No. 21 of Honglian Road	1,951.81	Industrial
00555347	2	No. 20 of Honglian Road	1,018.30	Industrial
00555348	3	No. 20 of Honglian Road	1,018.30	Industrial
00555350	4-5	No. 20 of Honglian Road	2,036.60	Industrial
00555360	1	No. 19 of Honglian Road	190.12	Industrial
00555361	2	No. 19 of Honglian Road	298.70	Industrial
00555365	3	No. 19 of Honglian Road	298.70	Industrial
00555364	4-6	No. 19 of Honglian Road	896.10	Industrial
Total:			<u>22,224.05</u>	

* As advised by the Group, 975.69 sq.m. of the total gross floor area stated on Real Estate Title Certificate No. 00555403 is held by the Group for investment, therefore in the course of our valuation, the gross floor area of the property is 21,248.37 sq.m..

- (2) According to Business Licence No. 350200400013060 dated 8 April 2008, Lean Fung (Xiamen) Furniture City Co., Ltd. was established with a registered capital of RMB30,000,000 for a valid operation period from 15 September 1993 to 15 September 2043.
- (3) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- (i) Lean Fung (Xiamen) Furniture City Co., Ltd. has obtained the Real Estate Title Certificates of the property and is the sole legal owner;
 - (ii) The property is subject to a mortgage in favour of China Construction Bank, Xiamen Branch from 30 November 2007 to 29 November 2010; and
 - (iii) Lean Fung (Xiamen) Furniture City Co., Ltd. has the right to lease, transfer, mortgage and dispose of the land use rights and building ownership of the property with prior approval from the mortgagee.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

Real Estate Title Certificate	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of Occupancy	Capital value	
			in existing state as at 31 August 2009	
17 Portion II Xiamen Mingfa Shopping Mall, Northeast of Jiahe Road and Lianqian Road, Siming District, Xiamen, Fujian Province, the PRC	The property comprises various unsold units of Xiamen Mingfa Shopping Mall completed in 2007.	Portion of the property having a total gross floor area of 147,086 sq.m. is currently leased to various tenancies due to expire on or before 10 September 2026 at monthly rental of approximately RMB6,675,000.	RMB2,131,000,000	
	The property has a total gross floor area of approximately 165,063.47 sq.m. and 1,555 car parking spaces with details as follows:		70% interest attributable to the Group RMB1,491,700,000	
		Use	Approximate Gross Floor Area	
		(sq.m.)		
		Retail	149,348.05	
		Hotel	12,784.72	
	Office	2,141.50		
	Ancillary	789.20		
	Total:	165,063.47		
	The land use rights of the property have been granted for terms of 40 years for commercial use, 50 years for office and storage uses commencing from 2 August 2003.			

Notes:-

- (1) According to Real Estate Title Certificate No. 00001115 issued by Xiamen Municipal Land Resources Housing Administrative Bureau (廈門市國土資源與房產管理局), the land use rights of the property comprising a total site area of 166,774.60 sq.m. have been granted to Mingfa Group Co., Ltd. (明發集團有限公司) for a terms of 40 years due to expire on 1 August 2043 for commercial use.
- (2) According to supplemental contract of Land Use Rights Grant Contract (2003) 001 dated 19 September 2005, the land use rights of the property have been changed to 40 years for commercial use, 50 years for office and storages uses commencing from 2 August 2003.
- (3) According to Business Licence No. 350200400009292 dated 15 June 2009, Mingfa Group Co., Ltd. was established with a registered capital of HK\$259,000,000 for a valid operation period from 6 November 2001 to 5 November 2051.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Mingfa Group Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iv) Mingfa Group Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership rights of the property.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

Real Estate Title Certificate	Yes (land portion only)
Primary Registration of Real Estate Title	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
18	Unit 401, Xiamen Lianfeng Building, No. 411 of Lianqian Road East, Siming District, Xiamen, Fujian Province, the PRC	<p>The property comprises a commercial unit of Xiamen Lianfeng Building completed in 1999.</p> <p>The property has a total gross floor area of approximately 2,027.74 sq.m..</p> <p>The land use rights of the property have been granted for a term of 40 years due to expire on 29 April 2036 for commercial use.</p>	<p>Portion of the property with a gross floor area of 1,013 sq.m. is currently leased for a term from 1 May 2008 to 30 April 2016. The monthly rent is RMB40,520 for the 1st year, with 8% annual rental growth commencing from the 3rd year.</p> <p>The remaining portion is currently vacant.</p>	RMB18,000,000

Notes:-

- (1) According to Real Estate Title Certificate No. 00611905, the land use rights and building ownership of the property, comprising a total gross floor area of 2,027.74 sq.m., have been granted to Xiamen Mingfa Group Co., Ltd. for a term from 30 April 1996 to 29 April 2036 for commercial use.
- (2) According to Business Licence No. 350200200006046 dated 4 January 2008, Xiamen Mingfa Group Co., Ltd. was established with a registered capital of RMB80,000,000 for a valid operation period from 7 January 1998 to 7 January 2048.
- (3) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Xiamen Mingfa Group Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) The property is subject to mortgage in favour of China Construction Bank, Xiamen Branch; and
 - (iv) Xiamen Mingfa Group Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership rights of the property subject to the written consent from the mortgagee.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows :-

Real Estate Title Certificate	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Capital value								
			in existing state as at 31 August 2009								
19 Xiamen Mingfa Technological Park, Kaiyuan Xingan Industrial Park, Tongan District, Xiamen, Fujian Province, the PRC	<p>The property comprises an industrial complex erected upon a parcel of land with a site area of approximately 48,734.7 sq.m. and the property was completed in 2008.</p> <p>The property has a total gross floor area of approximately 62,131.46 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>Exhibition hall</td> <td>51,389.41</td> </tr> <tr> <td>Research Centre</td> <td>10,742.05</td> </tr> <tr> <td>Total:</td> <td><u>62,131.46</u></td> </tr> </tbody> </table> <p>The land use rights of the property have been granted for a term of 47 years due to expire on 4 July 2050 for industrial use.</p>	Use	Approximate Gross Floor Area (sq.m.)	Exhibition hall	51,389.41	Research Centre	10,742.05	Total:	<u>62,131.46</u>	<p>The property is currently vacant.</p> <p>Portion of the property with a total gross floor area of 52,418.9 sq.m. has been agreed to be leased to a third party. The lease term is to be 15 years commencing 8 months after handover on 1 July 2009 and monthly rental is to be RMB10 per sq.m. with 5% annual growth from the 3rd year.</p>	RMB230,000,000
Use	Approximate Gross Floor Area (sq.m.)										
Exhibition hall	51,389.41										
Research Centre	10,742.05										
Total:	<u>62,131.46</u>										

Notes:-

- (1) According to the Land Use Rights Grant Contract entered into between Xiamen Municipal Tongan District Land Administrative Bureau (廈門市同安區土地管理局) (the Grantor) and Xiamen Municipal Kaiyuan District Government (廈門市開元區人民政府) (the Grantee) dated 29 June 2000, the land use rights of the property have been granted to the Grantee with particulars as follows:

Site Area	: 79,229.00 sq.m.
Land Use	: Industrial use
Land Term	: 50 years commencing from 29 June 2000
Land Premium	: RMB792,290

The Grantee had authorised Xiamen Quanhe Development Co., Ltd to dispose of the land use rights of the property.

According the Land Use Rights Transfer Contract entered into between Xiamen Quanhe Development Co., Ltd and Mingfa Group Co., Ltd. on 30 June 2008, the land use rights of a parcel of land with an area of 48,977 sq.m. have been transferred to Mingfa Group Co., Ltd. (明發集團有限公司) for a term of 50 years for use of furniture manufacture at a total consideration of RMB5,142,585.

- (2) According to Real Estate Title Certificate Nos. 00646366 and 00647066-00647070, the property with a total site area of 48,734.7 sq.m. and a total gross floor area of approximately 62,131.45 sq.m. is held by Mingfa Group Co., Ltd for a term of 47 years due to expire on 4 July 2050 for industrial use.
- (3) According to Business Licence No.350200400009292 dated 15 June 2009, Mingfa Group Co., Ltd. was established with a registered capital of HK\$259,000,000 for a valid operation period from 6 November 2001 to 5 November 2051.

- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- (i) Mingfa Group Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land grant premium has been duly paid and settled;
 - (iii) Portion of the property is subject to a mortgage in favour of China Construction Bank, Xiamen Branch; and
 - (iv) Mingfa Group Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights and building ownership of the property with prior approval from the mortgagee.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

Land Use Rights Grant Contract	Yes
Real Estate Title Certificate	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
20	Various retail units of Block No.164 of Nanjing Mingfa Riverside New Town, Phase I, Puzhu Road North, Taishan Village, Pukou District, Nanjing, Jiangsu Province, the PRC	<p>The property comprises various retail units of block no.164 of Nanjing Mingfa Riverside New Town Phase I completed in 2009.</p> <p>The property has a total gross floor area of approximately 2,630.99 sq.m..</p> <p>The land use rights of the property have been granted for terms of 40 years due to expire on 15 December 2042 for commercial use.</p>	<p>The property is subject to various tenancies with the latest expiry on 31 October 2018 at a total monthly rent of approximately RMB29,424.</p>	RMB33,000,000

Notes:-

- (1) According to six State-owned Land Use Rights Certificates Nos. (2002)2168, (2002)2169, (2002)2170, (2002)2171, (2002)2172 and (2002)2173 issued by the People's Republic of China Land Resources Bureau, the land use rights of Nanjing Mingfa Riverside New Town comprising a total site area of 1,072,182 sq.m. have been granted to Mingfa Group Nanjing Real Estate Co., Ltd (明發集團南京房地產開發有限公司) with details as follows:

<u>Certificate No.</u>	<u>Site Area (sq.m.)</u>	<u>Expiry Date of Land Use Term</u>
(2002)2168	185,404	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2169	162,961	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2170	249,065	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2171	211,941	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2172	242,802	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2173	20,009	unspecified term for public utility use
	<u>1,072,182</u>	

- (2) According to Business Licence No. 320100400017072 dated 27 September 2005, Mingfa Group Co., Ltd. Nanjing Real Estate Co., Ltd became a joint venture enterprise with a registered capital of US\$10,000,000 for a valid operation period from 12 July 2002 to 11 July 2052.
- (3) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- (i) Mingfa Group Nanjing Real Estate Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (ii) Mingfa Group Nanjing Real Estate Co., Ltd. has the right to freely transfer, lease, mortgage or dispose of the property with prior approval from the mortgagee;
 - (iii) A lot under the State-owned Land Use Rights Certificate No. (2002) 2173 is an allocated land for public utility use. Mingfa Group Nanjing Real Estate Co., Ltd can occupy and use the lot. Without prior approval from the government, Mingfa Group Nanjing Real Estate Co., Ltd does not have the right to transfer, lease and mortgage the lot; and
 - (iv) All the land premium has been duly paid and settled.

- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Primary Registration of Real Estate Title	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
21	Portion (Phase 1) of Xiamen Mingfa Industrial Park, No. 12 Monglian Road West, Siming District, Xiamen, Fujian Province, the PRC	<p>The property comprises various industrial buildings and one staff accommodation building completed in 1997 and 2005 respectively.</p> <p>The property has a total gross floor area of approximately 11,588.25 sq.m..</p> <p>The land use rights of the property have been allocated for industrial use.</p>	<p>Portion of the property with a total gross floor area of 2,209.12 sq.m. is currently leased to various tenancies due to expire on or before 31 December 2012 at a monthly rental of approximately RMB21,200.</p> <p>Portion of the property with a total gross floor area of 9,655.18 sq.m. is agreed to be leased to a third party. The lease term is 15 years commencing from 6 months after handover on 31 July 2009 and the monthly rental is to be RMB12 per sq.m. subject to 5% annual growth from the 3rd year.</p>	No commercial value

Notes:-

- (1) According to 17 Real Estate Title Certificates, the land use rights and building ownership of the property, comprising a total gross area of 11,588.25 sq.m., have been allocated to Xiamen Mingfa Furniture Co., Ltd. (廈門明發傢俱工業有限公司) for industrial use. The details are summarised as follows:

<u>Real Estate Title Certificate No.</u>	<u>Unit</u>	<u>Location</u>	<u>GFA (sq.m.)</u>	<u>Use</u>
00539471	101	No.1462 of Honglian Road	2,106.39	Industrial
00547887	601	No.1466 of Honglian Road	229.80	Accommodation
00547888	701	No.1466 of Honglian Road	229.80	Accommodation
00547890	201	No.1462 of Honglian Road	2,219.09	Industrial
00547891	302	No.1462 of Honglian Road	913.84	Industrial
00547892	402	No.1462 of Honglian Road	918.09	Industrial
00547894	502	No.1462 of Honglian Road	938.19	Industrial
00547895	301	No.1464 of Honglian Road	891.13	Industrial
00547896	401	No.1464 of Honglian Road	895.28	Industrial
00547897	501	No.1464 of Honglian Road	914.89	Industrial
00547898	601	No.1464 of Honglian Road	154.40	Industrial
00547899	602	No.1462 of Honglian Road	154.35	Industrial
00547918	101	No.1466 of Honglian Road	103.80	Accommodation
00547919	201	No.1466 of Honglian Road	229.80	Accommodation
00547920	301	No.1466 of Honglian Road	229.80	Accommodation
00547921	401	No.1466 of Honglian Road	229.80	Accommodation
00547922	501	No.1466 of Honglian Road	229.80	Accommodation
Total:			<u>11,588.25</u>	

- (2) As at the date of valuation, the land use rights of the property were allocated to Xiamen Mingfa Furniture Co., Ltd. and land premium have not yet been settled, we usually ascribe no commercial value to the property. Had a valid State-owned Land Use Rights Certificate been issued to the property, all land premium and related fees for the grant of the certificate been settled, the market value of the property would be RMB36,000,000.

- (3) According to Business Licence No. 350200400027420 dated 12 June 2009, Xiamen Mingfa Furniture Co., Ltd. was established with a registered capital of RMB8,880,000 for a valid operation period from 5 September 1994 to 4 September 2044.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:-
- (i) Xiamen Mingfa Furniture Co., Ltd. has obtained the Real Estate Title Certificates and is the legal owner of the property;
 - (ii) The land use rights of the property were allocated to Xiamen Mingfa Furniture Co., Ltd. and cannot be transferred, leased and mortgaged without the permission from relevant authorities; and
 - (iii) Xiamen Mingfa Furniture Co., Ltd. can lease the property, but the rental income generated from the land portion should be handed over to the relevant authorities.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

Real Estate Title Certificate	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Group III — Properties held by the Group under development in the PRC

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 August 2009										
22	<p>Nanjing Mingfa Riverside New Town, Phase II (portion) and Phase III (portion), Puzhu Road North, Taishan Village, Pukou District, Nanjing, Jiangsu Province, the PRC</p> <p>The property is erected on a parcel of land with a site area of approximately 1,072,182 sq.m..</p> <p>The property has a total planned gross floor area of approximately 535,366.56 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>Residential</td> <td>384,831.40</td> </tr> <tr> <td>Retail</td> <td>46,559.78</td> </tr> <tr> <td>Car parking space/ancillary</td> <td>103,975.38</td> </tr> <tr> <td>Total:</td> <td><u>535,366.56</u></td> </tr> </tbody> </table>	Use	Approximate Gross Floor Area (sq.m.)	Residential	384,831.40	Retail	46,559.78	Car parking space/ancillary	103,975.38	Total:	<u>535,366.56</u>	The property is currently under construction.	RMB2,500,000,000
Use	Approximate Gross Floor Area (sq.m.)												
Residential	384,831.40												
Retail	46,559.78												
Car parking space/ancillary	103,975.38												
Total:	<u>535,366.56</u>												

The property is scheduled to be completed in November 2009.

The land use rights of the property have been granted for terms of 70 years due to expire on 15 December 2072 for residential use and 40 years due to expire on 15 December 2042 for commercial use.

Notes:-

- (1) According to six State-owned Land Use Rights Certificates Nos. (2002)2168, (2002)2169, (2002)2170, (2002)2171, (2002)2172 and (2002)2173 issued by the People's Republic of China Land Resources Bureau, the land use rights of Nanjing Mingfa Riverside New Town comprising a total site area of 1,072,182 sq.m. have been granted to Mingfa Group Nanjing Real Estate Co., Ltd. (明發集團南京房地產開發有限公司) with details as follows:

Certificate No.	Site Area (sq.m.)	Expiry Date of Land Use Term
(2002)2168	185,404	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2169	162,961	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2170	249,065	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2171	211,941	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2172	242,802	15 December 2072 for residential use; 15 December 2042 for commercial use
(2002)2173	20,009	unspecified term for public utility use
Total:	<u>1,072,182</u>	

- (2) Pursuant to Land Use Rights Grant Contract No. (2002) 002 dated 15 July 2002 and its three supplemental agreements dated 16 July 2002, 23 October 2002 and 25 August 2003 respectively, the land use rights of the subject development, in which the property is located thereon have been granted to Ming Fat Holdings (Hong Kong) Limited for a consideration of RMB162,527,765.

- (3) According to Permit for Commencement of Construction Works No. (2005)137 issued by Nanjing Construction Bureau dated 23 December 2005, Nanjing Mingfa Riverside New Town with a total floor area of 2,202,845.26 sq.m. are in compliance with the requirements for works commencement and are permitted.
- (4) According to the information provided by the Group, the total construction cost expended as at 31 August 2009 was approximately RMB1,920,000,000. The outstanding cost to complete the development was estimated to be approximately RMB149,000,000. In the course of our valuation, we have taken such costs into account.
- (5) According to the information provided by the Group, various units with a total gross floor area of approximately 262,082 sq.m. have been pre-sold for a total consideration of approximately RMB1,063,816,189. In the course of our valuation, we have included such consideration.
- (6) The capital value when completed of the proposed development as at the date of valuation was approximately RMB2,860,000,000.
- (7) According to Business Licence No. 320100400017072 dated 27 September 2005, Mingfa Group Nanjing Real Estate Co., Ltd. is a joint venture enterprise with a registered capital of US\$10,000,000 for a valid operation period from 12 July 2002 to 11 July 2052.
- (8) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- (i) The Land Use Rights Grant Contract and its supplementary agreements are valid, legal and enforceable under the PRC laws;
 - (ii) Mingfa Group Nanjing Real Estate Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The property is subject to a mortgage in favour of Industrial and Commercial Bank of China, Nanjing New and High Technology Industry Development Zone Branch;
 - (iv) Mingfa Group Nanjing Real Estate Co., Ltd. has the right to freely transfer, lease, mortgage or dispose of the property with prior approval from the mortgagee;
 - (v) A lot under State-owned Land Use Rights Certificate No. (2002) 2173 is an allocated land for public utility use. Mingfa Group Nanjing Real Estate Co., Ltd can occupy and use the lot. Without prior approval from the government, Mingfa Group Nanjing Real Estate Co., Ltd cannot transfer, lease and mortgage the lot;
 - (vi) All the land premium has been duly paid and settled; and
 - (vii) Mingfa Group Nanjing Real Estate Co., Ltd has obtained all necessary authorizations and permits in respect of the construction works of the property.
- (9) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-
- | | |
|---|-----|
| State-owned Land Use Rights Certificate | Yes |
| Land Use Rights Grant Contract | Yes |
| Permit for Commencement of Construction Works | Yes |
| Pre-sale Permit | Yes |
| Business Licence | Yes |

VALUATION CERTIFICATE

<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
23 Nanjing Mingfa Shopping Mall, Lot nos. 141001280081 and 141001280082, Yuhuatai District, Nanjing Jiangsu Province, the PRC	The property comprises a parcel of land with a site area of approximately 182,588 sq.m.. The property has a total planned gross floor area of 415,778.94 sq.m. with details as follows:	The property is currently under construction.	RMB3,180,000,000
	Use	Approximate Gross Floor Area (sq.m.)	
	Retail	286,214.62	
	Office	41,550.84	
	Hotel	19,671.78	
	Ancillary	1,242.28	
	Basement	67,099.42	
	Total:	415,778.94	

The property is scheduled to be completed in 2010.

The land use rights of the property have been granted for terms of 40 years due to expire on 8 January 2047 for commercial, office, financial and insurance use.

Notes:-

- (1) According to two State-owned Land Unit Rights Certificates Nos. (2007) 00187 and 00188 issued by Nanjing Land Resources Bureau, the land use rights of the property comprising a total site area of 182,588 sq.m. have been granted to Mingfa Group Nanjing Real Estate Co., Ltd. (明發集團南京房地產開發有限公司) for terms of 40 years commencing from 9 January 2007 for commercial, office, financial and insurance uses.
- (2) Pursuant to Land Use Rights Grant Contract No. (2005) 317 dated 30 December 2005, the land use rights of the subject development, in which the property is located thereon have been granted to Mingfa Group Nanjing Estate Co., Ltd for a consideration of RMB383,000,000.
- (3) Pursuant to the following Permit for Commencement of Construction Works issued by Nanjing Construction Committee, the construction works of the following were permitted to commence:

<u>Permit No.</u>	<u>Date of Permit</u>	<u>Block nos, Building</u>	<u>Gross Floor Area (sq.m.)</u>
(2008)043	3 February 2008	1-8 and 2 basement	415,778.73

- (4) Pursuant to Pre-sale Permit Nos. 200810084W; 200810138W; 200810161W; 200910073W issued by Nanjing Real Estate Administrative Bureau, block nos. 1-8 and basement car park of block nos. 1-2 are permitted to be pre-sold.
- (5) According to the information provided by the Group, various units with a total gross floor area of approximately 53,969.44 sq.m. have been pre-sold for a total consideration of RMB611,068,914. In the course of our valuation, we have included such consideration.

- (6) According to the information provided by the Group, the total construction cost expended as at 31 August 2009 was approximately RMB496,000,000. The outstanding cost to complete the development was estimated to be approximately RMB574,000,000. In the course of our valuation, we have taken such costs into account.
- (7) The capital value when completed of the proposed development as at the date of valuation was approximately RMB4,700,000,000.
- (8) According to Business Licence No. 320100400017072 dated 27 September 2005, Mingfa Group Nanjing Real Estate Co., Ltd. is a joint venture enterprise with a registered capital of US\$10,000,000 for a valid operation period from 12 July 2002 to 11 July 2052.
- (9) We have been provided with a legal opinion on the title to the property issued by the Group's PRC legal adviser which contains, inter-alia, the following information:-
- (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;
 - (ii) Mingfa Group Nanjing Real Estate Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The land use rights of the property are subject to a mortgage in favour of Agricultural Bank of China, Nanjing Pukou Branch;
 - (iv) Mingfa Group Nanjing Real Estate Co., Ltd. has the right to freely transfer, lease, further mortgage or dispose of the property with prior approval from the mortgagee;
 - (v) All the land premium has been duly paid and settled; and
 - (vi) Mingfa Group Nanjing Real Estate Co., Ltd has obtained all necessary authorizations and permits in respect of the construction works of the property.
- (10) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Permit for Commencement of Construction Works	Yes
Pre-sale Permit	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
24	Nanjing Mingfa International Industrial Material Park, No. 15 Fengji Avenue, Yuhuatai District, Nanjing, Jiangsu Province, the PRC	<p>The property comprises an industrial development site under construction situated in Mingfa Nanjing International Industrial Material City which is proposed to be developed into a composite industrial complex comprising large-scale low-rise exhibition and trade buildings, office, warehouse and other ancillary facilities. The property is erected on a site with a site area of approximately 351,136 sq.m..</p> <p>The property has a total planned gross floor area of approximately 463,298 sq.m..</p> <p>The property is scheduled to be completed in December 2009.</p> <p>The land use rights of the property have been granted for a term of 50 years due to expire on 12 September 2056 for industrial use.</p>	The property is currently under construction.	RMB1,870,000,000

Notes:-

- (1) According to State-owned Land Use Rights Certificate (2007) No. 00173 issued by Nanjing Land Resources Bureau dated 11 January 2007, the land use rights of the property comprising a total site area of 351,136 sq.m. have been granted to Jiangsu Mingfa Industrial Raw Material Co., Ltd. (江蘇明發工業原料城有限公司) for a term of 50 years due to expire on 12 September 2056 for industrial use.
- (2) Pursuant to Land Use Rights Grant Contract No. (2006) 240 dated 29 November 2006, the land use rights of the subject development, in which the property is located thereon have been granted to Jiangsu Mingfa Industrial Raw Material Co., Ltd for a consideration of RMB52,670,460.
- (3) Pursuant to the following Permit for Commencement of Construction Works issued by Nanjing Construction Committee, the construction work of the following were permitted to commence:

<u>Permit No.</u>	<u>Date of Permit</u>	<u>Building</u>	<u>Gross Floor Area (sq.m.)</u>
(2008)249	13 August 2008	No. A01 - 20, B01 - 20, C01 - 02, C04 - 19, D01 - 19	463,298
- (4) According to the information provided by the Group, the total construction cost expended as at 31 August 2009 was approximately RMB358,000,000. The outstanding cost to complete the development was estimated to be approximately RMB23,000,000. In the course of our valuation, we have taken such costs into account.
- (5) The capital value when completed of the proposed development as at the date of valuation was approximately RMB2,080,000,000.
- (6) According to Business Licence No. 320100400015163 dated 18 January 2008, Jiangsu Mingfa Industrial Raw Material Co., Ltd. was established with a registered capital of US\$10,000,000 for a valid operation period from 21 June 2005 to 20 June 2035.

- (7) We have been provided with a legal opinion on the title to the property issued by the Group's PRC legal adviser which contains, inter-alia, the following information:-
- (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;
 - (ii) Jiangsu Mingfa Industrial Raw Material Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The property is free from any seizure, mortgage and other encumbrances;
 - (iv) Jiangsu Mingfa Industrial Raw Material Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property;
 - (v) All the land premium has been duly paid and settled; and
 - (vi) Jiangsu Mingfa Industrial Raw Material Co., Ltd has obtained all necessary authorizations and permits in respect of the construction works of the property.
- (8) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Permit for Commencement of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Capital value																
			in existing state as at 31 August 2009																
25 Hefei Mingfa Shopping Mall, North-east side of the junction of Silihe Road and Dangshan Road, Luyang District, Hefei, Anhui Province, the PRC	<p>The property comprises a piece of land with a total site area of approximately 176,698 sq.m..</p> <p>The property has a total planned gross floor area of approximately 578,610 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>Residential</td> <td>132,092</td> </tr> <tr> <td>Retail</td> <td>285,765</td> </tr> <tr> <td>Hotel</td> <td>34,038</td> </tr> <tr> <td>Office</td> <td>46,996</td> </tr> <tr> <td>Car parking space</td> <td>61,286</td> </tr> <tr> <td>Ancillary</td> <td>18,433</td> </tr> <tr> <td>Total:</td> <td><u>578,610</u></td> </tr> </tbody> </table>	Use	Approximate Gross Floor Area (sq.m.)	Residential	132,092	Retail	285,765	Hotel	34,038	Office	46,996	Car parking space	61,286	Ancillary	18,433	Total:	<u>578,610</u>	The property is currently under construction.	RMB2,370,000,000
Use	Approximate Gross Floor Area (sq.m.)																		
Residential	132,092																		
Retail	285,765																		
Hotel	34,038																		
Office	46,996																		
Car parking space	61,286																		
Ancillary	18,433																		
Total:	<u>578,610</u>																		
	<p>The property is scheduled to be completed in 2010.</p> <p>The land use rights of the property have been granted for a term of 40 years due to expire on 13 August 2047 for commercial, office, culture and entertainment uses and a term of 70 years due to expire on 13 August 2077 for residential use.</p>																		

Notes:-

- (1) According to two State-owned Land Use Rights Certificates Nos. (2007)650 and (2007)652 issued by the Hefei Municipal Government, the land use rights of the property comprising a total site area of 176,698 sq.m. have been granted to Mingfa Group (Hefei) Real Estate Co., Ltd. (明發集團(合肥)房地產開發有限公司) with details as follows:

Certificate No.	Site Area (sq.m.)	Expiry Date of Land Use Term
(2007)650	40,417	13 August 2077 for residential use
(2007)652	136,281	13 August 2047 for commercial, office, culture and entertainment uses
Total:	<u>176,698</u>	

- (2) Pursuant to Land Use Rights Grant Contract No. GF-2000-2601 dated 8 December 2006 and its supplemental agreement dated 3 August 2007, the land use rights of the subject development, in which the property is located thereon, have been granted to Mingfa Group (Hefei) Real Estate Co., Ltd for a consideration of RMB53,009,433.
- (3) Pursuant to Permit for Commencement of Construction Works No. 010008040021 and No. 010008060005 issued by Hefei Construction Committee dated 2 April 2008 and 3 June 2008 respectively, with a total construction area of 626,345 sq.m. have been permitted for commencement of construction works.

- (4) Pursuant to Pre-sale Permit Nos. 20081064, 20081065, 20081066 and 20090176 issued by Hefei Real Estate Administrative Bureau, a total gross floor area of approximately of 108,381 sq m are permitted to be pre-sold.
- (5) According to the information provided by the Group, various units with a total gross floor area of approximately 38,100 sq.m. have been pre-sold for a total consideration of approximately RMB173,221,434. In the course of our valuation, we have included such consideration.
- (6) According to the information provided by the Group, the total construction cost expended as at 31 August 2009 was approximately RMB480,000,000. The outstanding cost to complete the development was estimated to be approximately RMB790,000,000. In the course of our valuation, we have taken such costs into account.
- (7) The capital value when completed of the proposed development as at the date of valuation was approximately RMB4,100,000,000.
- (8) According to Business Licence No. 340100400017770 dated 12 July 2007, Mingfa Group (Hefei) Real Estate Co., Ltd. was established with a registered capital of US\$10,000,000 for a valid operation period from 1 November 2005 to 1 November 2035.
- (9) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;
 - (ii) Mingfa Group (Hefei) Real Estate Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The property is free from any seizure, mortgage and other encumbrances;
 - (iv) Mingfa Group (Hefei) Real Estate Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property;
 - (v) All the land premium has been duly paid and settled; and
 - (vi) Mingfa Group (Hefei) Real Estate Co., Ltd has obtained all necessary authorizations and permits in respect of the construction works of the property.
- (10) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Permit for Commencement of Construction Works	Yes
Pre-sale Permit	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Capital value
			in existing state as at 31 August 2009
26 Wuxi Mingfa Shopping Mall, Sitou Village and Tangtou Village, Yanqiao Town, Huishan District, Wuxi, Jiangsu Province, the PRC	The property comprises a piece of land with a total site area of approximately 216,642.50 sq.m..	The property is currently under construction.	RMB5,000,000,000
	The property with a total planned gross floor area of approximately 489,363.8 sq.m. with details as follows:		70% interest attributable to the Group RMB3,500,000,000
	<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>	
	Commercial	365,333	
	Hotel	34,081	
	Service apartment	60,231.8	
	Basement carpark	29,718	
	Total:	<u>489,363.8</u>	

The property is scheduled to be completed in 2010.

The land use rights of the property have been granted for terms of 40 years due to expire on 27 February 2045 for commercial use.

Notes:-

- (1) According to three State-owned Land Use Rights Certificates Nos. (2005) 1853, 1854 and 1855 issued by Wuxi Municipal Government, the land use rights of the property comprising a total site area of 216,642.5 sq.m. have been granted to Mingfa Group Wuxi Real Estate Exploiture Co., Ltd. (明發集團無錫房地產開發有限公司) for terms due to expire on 27 February 2045 for commercial uses.
- (2) Pursuant to Land Use Rights Grant Contract No. (2005) 17 dated 28 February 2005 and its supplemental agreement dated 18 August 2005, the land use rights of the subject development, in which the property is located thereon, have been granted to Mingfa Group Wuxi Real Estate Exploiture Co., Ltd for a consideration of RMB81,240,000.
- (3) According to Permit for Commencement of Construction Works No. 3202062007100800001A issued by Construction Bureau of Huishan District dated 8 October 2007, the property with a total construction area of 489,364 sq.m. has been permitted for commencement of construction works.
- (4) Pursuant to Pre-sale Permit No. (2008) 44 issued by Wuxi Huishan Real Estate Administrative Bureau, a total gross floor area of approximately of 21,808 sq.m. are permitted to be pre-sold.
- (5) According to the information provided by the Group, the total construction cost expended as at 31 August 2009 was approximately RMB500,000,000. The outstanding cost to complete the development was estimated to be approximately RMB580,000,000. In the course of our valuation, we have taken such costs into account.
- (6) The capital value when completed of the proposed development as at the date of valuation approximately RMB7,000,000,000.
- (7) According to a copy of Business Licence No. 320200400023780 dated 11 July 2005, Mingfa Group Wuxi Real Estate Exploiture Co., Ltd. was established with a registered capital of RMB30,000,000 with a valid operation period from 12 December 2003 to 10 July 2055.

- (8) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:-
- (i) The Land Use Rights Grant Contract and its supplementary agreement are valid, legal and enforceable under the PRC laws;
 - (ii) Mingfa Group Wuxi Real Estate Exploiture Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The property is free from any seizure, mortgage and other encumbrances;
 - (iv) Mingfa Group Wuxi Real Estate Exploiture Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property;
 - (v) All the land premium has been duly paid and settled; and
 - (vi) Mingfa Group Wuxi Real Estate Exploiture Co., Ltd has obtained all necessary authorizations and permits in respect of the construction works of the property.
- (9) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

Land Use Rights Grant Contract	Yes
State-owned Land Use Rights Certificate	Yes
Permit for Commencement of Construction Works	Yes
Pre-sale Permit	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 August 2009														
27 Yangzhou Mingfa Shopping Mall, South of Yunhe Road East and west of Baolin Road, Guangling District, Yangzhou, Jiangsu Province, the PRC	The property comprises a piece of land with a total site area of approximately 145,266.50 sq.m.. The property has a total planned gross floor area of approximately 399,352.40 sq.m. with details as follows:	The property is currently under construction.	RMB2,150,000,000														
	<table border="1"> <thead> <tr> <th>Use</th> <th>Approximate Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>94,738.60</td> </tr> <tr> <td>Retail</td> <td>225,114.10</td> </tr> <tr> <td>Hotel</td> <td>23,130.70</td> </tr> <tr> <td>Basement</td> <td>50,061.00</td> </tr> <tr> <td>Ancillary</td> <td>6,308.00</td> </tr> <tr> <td>Total:</td> <td><u>399,352.40</u></td> </tr> </tbody> </table>	Use	Approximate Gross Floor Area (sq.m.)	Residential	94,738.60	Retail	225,114.10	Hotel	23,130.70	Basement	50,061.00	Ancillary	6,308.00	Total:	<u>399,352.40</u>		
Use	Approximate Gross Floor Area (sq.m.)																
Residential	94,738.60																
Retail	225,114.10																
Hotel	23,130.70																
Basement	50,061.00																
Ancillary	6,308.00																
Total:	<u>399,352.40</u>																

The property is scheduled to be completed in 2011.

The land use rights of the property have been granted for a term of 70 years due to expire on 19 January 2077 for composite and residential use and a term of 40 years due to expire on 19 January 2047 for commercial use.

Notes:-

- (1) According to two State-owned Land Use Rights Certificates Nos. (2006)0614 and (2007)0859 issued by Yangzhou Municipal Government, the land use rights of the property comprising a total site area of 145,267 sq.m. have been granted to Mingfa Group Yangzhou Real Estate Co., Ltd. (明發集團揚州房地產開發有限公司) with details as follows:

Certificate No.	Site Area (sq.m.)	Expiry Date of Land Use Term
(2007)0859	114,910.50	19 January 2077 for composite and residential use
(2006)0614	30,356.00	19 January 2047 for commercial use
Total:	<u>145,266.50</u>	

- (2) Pursuant to Land Use Rights Grant Contract No. (2006) 65 dated 18 September 2006 and its supplemental agreement dated 19 March 2007, the land use rights of the subject development, in which the property is located thereon, have been granted to Ming Fat Holdings (Hong Kong) Limited for a consideration of RMB132,918,390. The grantee has been subsequently changed to Mingfa Group Yangzhou Real Estate Co., Ltd.
- (3) According to Permit for Commencement of Construction Works No. 3210002009090200001A issued by Yangzhou Construction Bureau dated 4 September 2009, the property with a total construction area of 399,680.6 sq.m. has been permitted for the commencement of construction works.

- (4) Pursuant to Pre-sale Permit No. 1532 issued by Yangzhou Real Estate Administrative Bureau, a total gross floor area of approximately of 54,959 sq.m. is permitted to be pre-sold.
- (5) According to the Group, the total construction cost expended in the subject portion of the development as at 31 August 2009 was approximately RMB160,000,000. The outstanding construction cost to complete the subject portion of the development was estimated to be approximately RMB670,000,000. In the course of our valuation, we have taken such costs into account.
- (6) The capital value when completed of the proposed development as at the date of valuation was approximately RMB3,800,000,000.
- (7) According to Business Licence No. 321000400011507 dated 26 July 2007, Mingfa Group Yangzhou Real Estate Co., Ltd. was established with a registered capital of US\$10,000,000 for a valid operation period from 18 October 2006 to 17 October 2056.
- (8) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- (i) The Land Use Rights Grant Contract and its supplementary agreement are valid, legal and enforceable under the PRC laws;
 - (ii) Mingfa Group Yangzhou Real Estate Co., Ltd is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The property is free from any seizure, mortgage and other encumbrances;
 - (iv) Mingfa Group Yangzhou Real Estate Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property;
 - (v) All the land premium has been duly paid and settled; and
 - (vi) Mingfa Group Yangzhou Real Estate Co., Ltd has obtained all necessary authorizations and permits in respect of the construction works of the property.
- (9) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Permit for Commencement of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>										
28	Xiamen Mingfa Group Mansion, Qianpu Industrial Park, Siming District, Xiamen, Fujian Province, the PRC	The property comprises a composite development erected upon a parcel of land with a site area of approximately 13,186.06 sq.m.. The property has a total planned gross floor area of approximately 36,346.10 sq.m. with details as follows:	The property is currently under construction.	RMB402,000,000										
		<table border="1"> <thead> <tr> <th><u>Use</u></th> <th><u>Approximate Gross Floor Area (sq.m.)</u></th> </tr> </thead> <tbody> <tr> <td>Retail</td> <td>7,461.93</td> </tr> <tr> <td>Office</td> <td>22,588.07</td> </tr> <tr> <td>Basement</td> <td>6,296.10</td> </tr> <tr> <td>Total:</td> <td><u>36,346.10</u></td> </tr> </tbody> </table>	<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>	Retail	7,461.93	Office	22,588.07	Basement	6,296.10	Total:	<u>36,346.10</u>		
<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>													
Retail	7,461.93													
Office	22,588.07													
Basement	6,296.10													
Total:	<u>36,346.10</u>													
		The property is scheduled to be completed in December 2009.												
		The land use rights of the property have been granted for a term of 50 years due to expire on 8 October 2054 for office use.												

Notes:-

- (1) According to Real Estate Title Certificate No. 00002670 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau, the land use rights of the property comprising a total site area of 13,186.06 sq.m. can be used by Mingfa Group Co., Ltd. (明發集團有限公司), Xiamen Lianqian Group Co., Ltd., and Xiamen Lianqian Transport Co., Ltd. (廈門蓮前運輸有限公司) for a term of 50 years due to expire on 8 October 2054 for office use.
- (2) Pursuant to Land Use Rights Grant Contract No. (2005) 001 dated 5 January 2005, the land use rights of the subject development, in which the property is located thereon, have been granted to Mingfa Group Co., Ltd., Xiamen Lianqian Group Co., Ltd and Xiamen Lianqian Transport Co., Ltd (collectively known grantee) for a consideration of RMB7,010,000.
- (3) According to Permit for Commencement of Construction Works No. 350203200602270101 issued by Xiamen Siming Construction Bureau on 27 February 2006, the construction works of a composite developments with a total gross floor area of 75,882.20 sq.m. have been permitted for the commencement.
- (4) According to the information provided by the Group, the total construction cost expended as at 31 August 2009 was approximately RMB42,000,000. The outstanding cost to complete the development was estimated to be approximately RMB31,000,000. In the course of our valuation, we have taken such costs into account.
- (5) The capital value when completed of the proposed property as at the date of valuation was approximately RMB520,000,000.
- (6) According to Business Licence No. 350200400009292 dated 15 June 2009, Mingfa Group Co., Ltd. was established with a registered capital of HK\$259,000,000 for a valid operation period from 6 November 2001 to 5 November 2051.

- (7) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- (i) Mingfa Group Co., Ltd., Xiamen Lianqian Group Co., Ltd. and Xiamen Lianqian Transport Co., Ltd. are the joint legal land users of the property and have obtained the relevant rights certificates and entity approval from the government;
 - (ii) All the land premium has been duly paid and settled;
 - (iii) The property is free from any seizure, mortgage and other encumbrances; and
 - (iv) Mingfa Group Co., Ltd. has the right to freely transfer, lease, mortgage or dispose of the property with prior approval from other joint owners.
- (8) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows :-

Real Estate Title Certificate	Yes (land portion)
Land Use Rights Grant Contract	Yes
Permit for Commencement of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Group IV — Properties held by the Group for future development in the PRC

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
29	Xiamen Mingfa Harbor Resort, Southeast of Wuyuan Bay Bridge, West of Huanwan Road, Huli District, Xiamen, Fujian Province, the PRC	The property comprises a parcel of land with a total site area of approximately 58,952.20 sq.m.. The property is planned to be developed into a hotel development comprising a total gross floor area of 161,704.70 sq.m.. The land use rights of the property have been granted for a term of 40 years due to expire on 7 March 2047 for hotel use.	The property is currently vacant.	RMB1,340,000,000

Notes:-

- (1) According to Real Estate Title Certificate No. 00006134 issued by Xiamen Municipal Land Resources and Housing Administrative Bureau, the land use rights of the property comprising a total site area of 58,952.20 sq.m. have been granted to Mingfa Group Co., Ltd. (明發集團有限公司) for a term of 40 years due to expire on 7 March 2047 for hotel use.
- (2) Pursuant to Land Use Rights Grant Contract No. (2006) 19 dated 19 December 2006, the land use rights of the subject development, in which the property is located thereon, have been granted to Mingfa Group Co., Ltd. for a consideration of RMB191,000,000.
- (3) According to Planning Permit of Construction Works No. 350206200808141, the construction works of the property with a total gross floor area of 161,704.7 sq.m. are in compliance with urban planning requirements.
- (4) According to Business Licence No. 350200400009292 dated 15 June 2009, Mingfa Group Co., Ltd. was established with a registered capital of HK\$259,000,000 for a valid operation period from 6 November 2001 to 5 November 2051.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;
 - (ii) Mingfa Group Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) All the land grant premium has been duly paid and settled;
 - (iv) The property is subject to a mortgage in favour of China Construction Bank, Xiamen Branch; and
 - (v) Mingfa Group Co., Ltd. has the right to freely transfer, lease, mortgage or dispose of the property with prior approval from the mortgagee.
- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

Real Estate Title Certificate	Yes (land portion)
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
30 Wuxi Mingfa International New Town, Xizhang Tiyi Street, Yanqiao Sub-district, Huishan District, Wuxi, Jiangsu Province, the PRC	The property comprises two pieces of land with a total site area of approximately 258,296.80 sq.m.. The property has a total planned gross floor area of approximately 549,561 sq.m. with details as follows:	The property is currently a vacant site.	RMB1,250,000,000
	<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>	
	Residential	440,008	
	Retail	14,230	
	Car park	84,788	
	<u>Ancillary</u>	<u>10,535</u>	
	Total:	<u>549,561</u>	
	The land use rights of the property have been granted for terms due to expire on 30 June 2075 for residential use.		

Notes:-

- (1) According to two State-owned Land Use Rights Certificates Nos. (2008) 1007 and 1008 issued by the People's Republic of China Land Resources Bureau, the land use rights of the property comprising a total site area of 258,296.80 sq.m. have been granted to Wuxi Mingwah Property Development Co. Ltd. (無錫明華房地產開發有限公司) for terms due to expire on 30 June 2075 for residential use.
- (2) Pursuant to Land Use Rights Grant Contract No. (2003) 46 dated 29 May 2003 and its supplemental agreement, the land use rights of the subject development, in which the property is located, thereon have been granted to Wuxi Mingwah Property Development Co., Ltd. for a consideration of RMB218,423.5.
- (3) According to Planning Permit of Construction Land No. 20206200900083, the site of the property with an area of 258,296.8 sq.m. is in compliance with urban planning requirements.
- (4) According to Business Licence No. 320 200 400 028 542 issued on 18 August 2008, Wuxi Mingwah Property Development Co. Ltd. was established as a joint venture enterprise with a registered capital of RMB20,000,000 for a valid operation period from 12 December 2006 to 11 December 2018.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:-
 - (i) The Land Use Rights Grant Contract and its supplementary agreement are valid, legal and enforceable under the PRC laws;
 - (ii) Wuxi Mingwah Property Development Co. Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The property is free from any seizure, mortgage and other encumbrances;

- (iv) Wuxi Mingwah Property Development Co. Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property; and
 - (v) All the land premium has been duly paid and settled.
- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Land	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
31	Nanjing Mingfa Business Park-Chunhe, Nanjing High-Tech Development Zone Taishan Park, Pukou District, Nanjing, Jiangsu Province, the PRC	<p>The property comprises a piece of land with a total site area of approximately 97,426.20 sq.m..</p> <p>The property will provide research centre with a total planned gross floor area of approximately 116,138.50 sq.m..</p> <p>The land use rights of the property have been granted for a term due to expire on 28 February 2057 for industrial use.</p>	The property is currently a vacant site.	RMB300,000,000

Notes:-

- (1) According to State-owned Land Use Rights Certificate No. (2007) No. 09268P issued by Nanjing Land Resources Bureau dated 11 Dec 2007, the land use rights of the property comprising a total site area of 97,426.2 sq.m. have been granted to Jiangsu Nanjing Chunhe Electronic Co. Ltd. (南京春和電子有限公司) for a term due to expire on 28 February 2057 for industrial use.
- (2) Pursuant to Land Use Rights Grant Contract No. (2007) 063 dated 30 June 2007, the land use rights of the subject development, in which the property is located thereon, have been granted to Nanjing Chunhe Electronic Co., Ltd for industrial, research and development uses.
- (3) According to Planning Permit of Construction Works No. (2007) 029, the construction works of the property with a total gross floor area of 127,653.94 sq.m. are in compliance with urban planning requirements.
- (4) According to Business Licence No. 320191000003213 dated 4 December 2007, Nanjing Chunhe Electronic Co. Ltd. was established as a limited company with a registered capital of RMB10,000,000 for a valid operation period from 11 April 2007 to 10 April 2057.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:-
 - (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;
 - (ii) Nanjing Chunhe Electronic Co. Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The property is free from any seizure, mortgage and other encumbrances;
 - (iv) Nanjing Chunhe Electronic Co. Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property; and
 - (v) All the land premium has been duly paid and settled.

- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>										
32	Nanjing Mingfa Business Park-Technology Business City, Nanjing High-Tech Development Zone Taishan Park, Pukou District, Nanjing, Jiangsu Province, the PRC	<p>The property comprises a piece of land with a total site area of approximately 157,217.30 sq.m..</p> <p>The property has a total planned gross floor area of approximately 315,381.70 sq.m. with details as follows:</p> <table border="1"> <thead> <tr> <th><u>Use</u></th> <th><u>Approximate Gross Floor Area (sq.m.)</u></th> </tr> </thead> <tbody> <tr> <td>Research centre</td> <td>251,938.10</td> </tr> <tr> <td>Exhibition hall</td> <td>53,905.6</td> </tr> <tr> <td><u>Car parking space</u></td> <td><u>9,538.00</u></td> </tr> <tr> <td>Total:</td> <td><u>315,381.70</u></td> </tr> </tbody> </table>	<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>	Research centre	251,938.10	Exhibition hall	53,905.6	<u>Car parking space</u>	<u>9,538.00</u>	Total:	<u>315,381.70</u>	The property is currently a vacant site.	RMB810,000,000
<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>													
Research centre	251,938.10													
Exhibition hall	53,905.6													
<u>Car parking space</u>	<u>9,538.00</u>													
Total:	<u>315,381.70</u>													
		<p>The land use rights of the property have been granted for a term due to expire on 29 June 2056 for industrial use.</p>												

Notes:-

- (1) According to State-owned Land Use Land Certificate No. (2008) 02143P issued by Nanjing Land Resources Bureau dated 6 March 2008, the land use rights of the property comprising a total site area of 157,217.3 sq.m. have been granted to Nanjing Mingfa Technological and Commercial Town Construction Development Co., Ltd (南京明發科技商務城建設發展有限公司) for a term due to expire on 29 June 2056 for industrial use.
- (2) Pursuant to Land Use Rights Grant Contract No. (2007) 057 dated 30 June 2007, the land use rights of the subject development, in which the property is located thereon, have been granted to Nanjing Mingfa Technological and Commercial Town Construction Development Co., Ltd for industrial, research and development uses.
- (3) According Planning Permit of Construction Works No. (2007) 028, the construction works of the property with a total gross floor area of 329,162.1 sq.m. are in compliance with urban planning requirements.
- (4) According to Business Licence No. 320100400030970 dated 29 October 2007, Nanjing Mingfa Technological and Commercial Town Construction Development Co., Ltd. (明發科技商務城建設發展有限公司) was established as a wholly foreign-owned enterprise with a registered capital of US\$29,980,000 for a valid operation period from 9 September 2005 to 8 September 2055.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:-
 - (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;
 - (ii) Nanjing Mingfa Technological and Commercial Town Construction Development Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The property is free from any seizure, mortgage and other encumbrances;

- (iv) Nanjing Mingfa Technological and Commercial Town Construction Development Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property; and
 - (v) All the land premium has been duly paid and settled.
- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
33	Nanjing Mingfa Business Park-Lian Chang, Nanjing High-Tech Development Zone, Taishan Park, Pukou District, Nanjing, Jiangsu Province, the PRC	The property comprises a piece of land with a total site area of approximately 150,928.40 sq.m.. The property will provide research centre with a total planned gross floor area of approximately 201,743.20 sq.m.. The land use rights of the property have been granted for a term due to expire on 27 February 2057 for industrial use.	The property is currently a vacant site.	RMB530,000,000

Notes:-

- (1) According to State-owned Land Use Rights Certificate No. (2008) 02142P issued by Nanjing Land Resources Bureau dated 6 March 2008, the land use rights of the property comprising a total site area of 150,928.4 sq.m. have been granted to Nanjing Lianchang Engineering Co., Ltd. (南京聯昌機電有限公司) for a term due to expire on 27 February 2057 for industrial use.
- (2) Pursuant to Land Use Rights Grant Contract No. (2007) 056 dated 30 June 2007, the land use rights of the subject development, in which the property is located thereon, have been granted to Nanjing Lianchang Engineering Co., Ltd for industrial, research and development uses.
- (3) According to Planning Permit of Construction Works No. (2007) 030, the construction works of the property with a total gross floor area of 206,024.24 sq.m. are in compliance with urban planning requirements.
- (4) According to Business Licence No. 320191000003221 dated 3 December 2007, Nanjing Lianchang Engineering Co., Ltd. was established as a limited company with a registered capital of RMB15,000,000 for a valid operation period from 13 April 2007 to 12 April 2057.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:-
 - (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;
 - (ii) Nanjing Lianchang Engineering Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The property is free from any seizure, mortgage and other encumbrances;
 - (iv) Nanjing Lianchang Engineering Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property; and
 - (v) All the land premium has been duly paid and settled.
- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
34	Nanjing Mingfa Business Park-Li Chang, Nanjing High- Tech Development Zone, Taishan Park, Pukou District, Nanjing, Jiangsu Province, the PRC	The property comprises a piece of land with a total site area of approximately 141,643 sq.m.. The property will provide research centre with a total planned gross floor area of approximately 194,498.60 sq.m.. The land use rights of the property have been granted for a term due to expire on 27 February 2057 for industrial use.	The property is currently a vacant site.	RMB510,000,000

Notes:-

- (1) According to State-owned Land Use Rights Certificate No. (2008) 02141P issued by Nanjing Land Resources Bureau dated 6 March 2008, the land use rights of the property comprising a total site area of 141,643 sq.m. have been granted to Jiangsu Nanjing Lichang Light and Electronic Technology Co., Ltd. (南京立昌光電科技有限公司) for a term due to expire on 27 February 2057 for industrial use.
- (2) Pursuant to Land Use Rights Grant Contract No. (2007) 055 dated 30 June 2007, the land use rights of the subject development, in which the property is located thereon have been granted to Nanjing Lichang Light and Electronic Technology Co., Ltd for industrial, research and development uses.
- (3) According to Planning Permit of Construction Works No. (2007) 031, the construction works of the property with a total gross floor area of 204,741.82 sq.m. are in compliance with urban planning requirements.
- (4) According to Business Licence No. 320191000003205 dated 4 December 2007, Nanjing Lichang Light and Electronic Technology Co., Ltd. was established as a limited company with a registered capital of RMB12,000,000 for a valid operation period from 10 April 2007 to 9 April 2057.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:-
 - (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;
 - (ii) Nanjing Lichang Light and Electronic Technology Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) The property is free from any seizure, mortgage and other encumbrances;
 - (iv) Nanjing Lichang Light and Electronic Technology Co., Ltd. has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property; and
 - (v) All the land premium has been duly paid and settled.

- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>														
35	<p>Jinxiu Yinshan Project, Phases I and II, Yinhe Road South, Daguang, New District, Zhenjiang, Jiangsu Province, the PRC</p> <p>The property comprises five pieces of land with a total site area of approximately 296,702.1 sq.m.</p> <p>The property has a total planned gross floor area of approximately 404,678 sq.m. with details as follows:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;"><u>Use</u></th> <th style="text-align: right;"><u>Approximate Gross Floor Area (sq.m.)</u></th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td style="text-align: right;">258,818</td> </tr> <tr> <td>Retail</td> <td style="text-align: right;">55,000</td> </tr> <tr> <td>Hotel</td> <td style="text-align: right;">38,340</td> </tr> <tr> <td>Car parking space</td> <td style="text-align: right;">36,000</td> </tr> <tr> <td>Ancillary</td> <td style="text-align: right;">16,520</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;"><u>404,678</u></td> </tr> </tbody> </table>	<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>	Residential	258,818	Retail	55,000	Hotel	38,340	Car parking space	36,000	Ancillary	16,520	Total:	<u>404,678</u>	The property is currently a vacant site.	RMB560,000,000
<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>																
Residential	258,818																
Retail	55,000																
Hotel	38,340																
Car parking space	36,000																
Ancillary	16,520																
Total:	<u>404,678</u>																

The land use rights of the property comprising a site area of 42,628.4 sq.m. have been granted for a term due to expire on 9 September 2048 for restaurant and hotel uses.

The land use rights of the property comprising a site area of 254,073.7 sq.m. have been granted for a term due to expire on 9 September 2078 for residential use.

Notes:-

- (1) According to two State-owned Land Use Rights Certificates Nos. (2008)5322 and (2008)5324 dated 12 September 2008, the land use rights of the property comprising a total site area of 296,702.1 sq.m. have been granted to Zhenjiang Hanxiang Real Estate Co., Ltd (鎮江漢翔房地產有限公司) for terms due to expire on 9 September 2009 for restaurant and hotel uses and due to expire on 9 September 2078 for residential use.
- (2) Pursuant to five Land Use Rights Grant Contracts dated 22 April 2005, 23 January 2006, 23 January 2006, 28 July 2006 and 25 September 2006 and their supplemental agreements dated 10 September 2008, the land use rights of the subject development, in which the property is located thereon, have been granted to Zhenjiang Hanxiang Real Estate Co., Ltd for a consideration of RMB200,000,000.
- (3) According to Planning Permit of Construction Land, Nos. 32110120080004 and 321101200800046, the site of the property with an area of 296,811 sq.m. is in compliance with the urban planning requirements.
- (4) According to Business Licence No. 321100400008379 dated 19 September 2008, Zhenjiang Hanxiang Real Estate Company Limited was established with a registered capital of US\$8,956,500 for a valid operation period from 16 March 2005 to 15 March 2055.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;

- (ii) Zhenjiang Hanxiang Real Estate Co., Ltd is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) Zhenjiang Hanxiang Real Estate Co., Ltd has the right to freely occupy, use, lease, transfer, mortgage and dispose of the land use rights of the property;
 - (iv) All the land premium has been duly paid and settled; and
 - (v) The property is free from any seizure, mortgage and other encumbrances.
- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificates	Yes
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Land	Yes
Business Licence	Yes

VALUATION CERTIFICATE

<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>												
36 Zhangzhou Mingfa Shopping Mall, East of Longjiang Road, North of Shuixian Da Street, Longwen District, Zhangzhou, Fujian Province, the PRC	The property comprises a parcel of land with a total site area of approximately 223,588.72 sq.m. The property has a total planned gross floor area of approximately 688,382.52 sq.m. with details as follows:	The property is currently vacant.	RMB2,003,000,000												
	<table border="1"> <thead> <tr> <th><u>Use</u></th> <th><u>Approximate Gross Floor Area (sq.m.)</u></th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>165,336.61</td> </tr> <tr> <td>Commercial</td> <td>427,399.40</td> </tr> <tr> <td>Car parking space</td> <td>75,159.13</td> </tr> <tr> <td><u>Ancillary</u></td> <td><u>20,488.38</u></td> </tr> <tr> <td>Total:</td> <td><u>688,382.52</u></td> </tr> </tbody> </table>	<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>	Residential	165,336.61	Commercial	427,399.40	Car parking space	75,159.13	<u>Ancillary</u>	<u>20,488.38</u>	Total:	<u>688,382.52</u>		
<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>														
Residential	165,336.61														
Commercial	427,399.40														
Car parking space	75,159.13														
<u>Ancillary</u>	<u>20,488.38</u>														
Total:	<u>688,382.52</u>														
	The land use rights of the property has been granted for terms due to expire on 2 July 2049 for commercial use, 2 July 2059 for composite use and 2 July 2079 for residential use.														

Notes:-

- (1) According to State-owned Land Use Rights Certificate No. (2009) 95312, the land use rights of the property with a total site area of 223,588.72 sq.m. have been granted to Mingfa Group (Zhangzhou) Real Estate Co., Ltd (明發集團(漳州)房地產開發有限公司) for terms due to expire on 2 July 2049 for commercial use, 2 July 2059 for composite use and 2 July 2079 for residential use.
- (2) Pursuant to Land Use Rights Grant Contract dated 29 February 2007, the land use rights of the subject development, in which the property is located thereon, have been granted to Mingfa Group (Zhangzhou) Real Estate Co., Ltd for a consideration of RMB450,978,448.2.
- (3) According to Planning Permit of Construction Works No. 350600200900024, the construction works of the property with a total gross floor area of 688,382.521 sq.m. are in compliance with urban planning requirements.
- (4) According to Business Licence No. 350600400008186 dated 12 July 2007, Mingfa Group (Zhangzhou) Real Estate Co., Ltd. was established with a registered capital of HK\$20,000,000 for a valid operation period from 13 February 2007 to 12 February 2037.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) The Land Use Rights Grant Contract is legal, valid and enforceable under the PRC laws;
 - (ii) Mingfa Group (Zhangzhou) Real Estate Co., Ltd is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;

- (iii) All the land premium has been duly paid and settled; and
 - (iv) Mingfa Group (Zhangzhou) Real Estate Co., Ltd. is entitled to develop the property after obtaining the relevant planning and development approvals.
- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>														
37 Nanjing Mingfa City Square, Dingshan Jie Road, Pukou District, Nanjing, Jiangsu Province, the PRC	The property comprises four pieces of land with a total site area of approximately 128,682.8 sq.m.. The property has a total gross floor area of approximately 291,915 sq.m. with details as follows:	The property is currently vacant.	RMB960,000,000														
	<table border="1"> <thead> <tr> <th><u>Use</u></th> <th><u>Approximate Gross Floor Area (sq.m.)</u></th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>41,473</td> </tr> <tr> <td>Residential</td> <td>164,792</td> </tr> <tr> <td>Commercial</td> <td>30,000</td> </tr> <tr> <td>Car parking space</td> <td>50,000</td> </tr> <tr> <td>Ancillary</td> <td>5,650</td> </tr> <tr> <td><u>Total:</u></td> <td><u>291,915</u></td> </tr> </tbody> </table>	<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>	Office	41,473	Residential	164,792	Commercial	30,000	Car parking space	50,000	Ancillary	5,650	<u>Total:</u>	<u>291,915</u>		
<u>Use</u>	<u>Approximate Gross Floor Area (sq.m.)</u>																
Office	41,473																
Residential	164,792																
Commercial	30,000																
Car parking space	50,000																
Ancillary	5,650																
<u>Total:</u>	<u>291,915</u>																

The land use rights of the property comprising a site area of 8,855.7 sq.m. have been granted for a term due to expire in September 2058 for science and education uses.

The land use rights of the property comprising a site area of 119,827.1 sq.m. have been granted for terms due to expire on 9 September 2078 for residential use and 9 September 2048 for commercial use.

Notes:-

- (1) According to State-owned Land Use Rights Certificate (2009) No. 16445P issued by Nanjing Land Resources Bureau dated 22 September 2009, the land use rights of the property comprising a total site area of 8,855.7 sq.m. have been granted to Mingfa Group Nanjing Real Estate Co., Ltd (明發集團南京房地產開發有限公司) for a term due to expire in September 2058 for science and education uses.

According to State-owned Land Use Rights Certificate (2009) No. 16449P issued by Nanjing Land Resources Bureau dated 22 September 2009, the land use rights of the property comprising a total site area of 119,827.1 sq.m. have been granted to Mingfa Group Nanjing Real Estate Co., Ltd for terms due to expire on 9 September 2078 for residential use and 9 September 2048 for commercial use.

- (2) Pursuant to Land Use Rights Grant Contract No. (2007) 9 dated 27 April 2007, the land use rights of the subject development, in which the property is located thereon, have been granted to Mingfa Group Nanjing Real Estate Co., Ltd for a consideration of RMB268,000,000.
- (3) According to Planning Permit of Construction Works Nos. 320111200981062 and 320111200981064, the construction works of the property with a total gross floor area of 305,156.02 sq.m. are in compliance with urban planning requirements.

- (4) According to Business Licence No. 320100400017072 dated 27 September 2005, Mingfa Group Nanjing Real Estate Co., Ltd was established as a joint venture enterprise with a registered capital of US\$10,000,000 for a valid operation period from 12 July 2002 to 11 July 2052.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
- (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;
 - (ii) Mingfa Group Nanjing Real Estate Co., Ltd is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government;
 - (iii) All the land premium has been duly paid and settled; and
 - (iv) The property is free from any seizure, mortgage and other encumbrances.
- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	Yes
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Group V — Properties contracted to be acquired by the Group in the PRC

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
38	Xiamen Mingfeng Town, Lingdou, Siming District, Xiamen, Fujian Province, the PRC	<p>The property comprises a parcel of land with a total site area of approximately 19,909.482 sq.m..</p> <p>The property is planned to be developed into an office building comprising a total gross floor area of approximately 89,470 sq.m..</p> <p>The land use rights of the property have been granted for a term of 50 years due to expire on 1 November 2056 for office use.</p>	Some existing old structures and trees are not removed.	RMB798,000,000

Notes:-

- (1) Pursuant to Land Use Rights Grant Contract No. (2007) 002 dated 10 January 2007, the land use rights of the subject development, in which the property is located thereon, have been granted to Xiamen Rui Feng Electronics Technology Co., Ltd (廈門瑞豐光電科技有限公司) for a consideration of RMB5,101,500.
- (2) According to Business Licence No. 06974 dated 3 July 2006, Xiamen Rui Feng Electronics Technology Co., Ltd. was established with a registered capital of HK\$10,000,000 for a valid operation period from 16 December 2004 to 15 December 2034.
- (3) According to Planning Permit of Construction Works No. 350203200808148, the construction works of the property with a total gross floor area of 103,921.13 sq.m. are in compliance with urban planning requirements.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) The Land Use Rights Grant Contract is valid, legal and enforceable under the PRC laws;
 - (ii) All the land premium has been duly paid and settled;
 - (iii) There should be no material legal obstacle for Xiamen Rui Feng Electronics Technology Co., Ltd. to obtain State-owned Land Use Rights Certificate; and
 - (iv) Xiamen Rui Feng Electronics Technology Co., Ltd. is entitled to develop the property after obtaining the relevant planning and development approvals.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

Real Estate Title Certificate	No
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 August 2009												
39 Honglai Mingfa Commercial Centre, Xixia Village, Honglai Town, Nan'an, Fujian Province, the PRC	The property comprises 3 parcels of land with a total site area of approximately 27,065.22 sq.m.. The property has a total planned gross floor area of approximately 77,153.22 sq. m. with details as follows:	The property is currently vacant.	No commercial value												
	<table border="1"> <thead> <tr> <th>Use</th> <th>Approximate Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>60,801.18</td> </tr> <tr> <td>Retail</td> <td>14,981.94</td> </tr> <tr> <td>Basement</td> <td>552.93</td> </tr> <tr> <td>Ancillary</td> <td>817.17</td> </tr> <tr> <td>Total:</td> <td><u>77,153.22</u></td> </tr> </tbody> </table>	Use	Approximate Gross Floor Area (sq.m.)	Residential	60,801.18	Retail	14,981.94	Basement	552.93	Ancillary	817.17	Total:	<u>77,153.22</u>		
Use	Approximate Gross Floor Area (sq.m.)														
Residential	60,801.18														
Retail	14,981.94														
Basement	552.93														
Ancillary	817.17														
Total:	<u>77,153.22</u>														
	The land use rights of the property have been granted for terms due to expire on 5 March 2077 for commercial and residential uses.														

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 has not been obtained. However, had the Group paid all land grant fees and obtained a valid State-owned Land Use Rights Certificate, the market value of the property as at 31 August 2009 would be RMB115,000,000 on the assumption that the abovementioned development plan was approved by the relevant authorities.
- (2) Pursuant to three Land Use Rights Grant Contracts Nos. (2007) 004, (2007) 005 and (2007) 006 all dated 26 February 2007, the land use rights of the subject development, in which the property is located thereon have been agreed to grant to Nan'an Honglai Town Construction Co., Ltd (南安市洪瀨鎮鎮區建設有限公司) for a total consideration of RMB48,029,735.
- (3) According to Planning Permit of Construction Works No. 2008008, the construction works of the property with a total gross floor area of 77,153.2 sq.m. are in compliance with urban planning requirements.
- (4) According to Business Licence No. 350583100005554 dated 6 July 2009, Nan'an Honglai Town Construction Co., Ltd. was established with a registered capital of RMB8,080,000 for a valid operation period from 18 October 1999 to 17 October 2019.
- (5) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) The Land Use Rights Grant Contracts are legal, valid and legally binding on both parties; and
 - (ii) The land grant premium has not yet been fully paid by Nan'an Honglai Town Construction Co., Ltd.
- (6) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:-

State-owned Land Use Rights Certificate	No
Land Use Rights Grant Contract	Yes
Planning Permit of Construction Works	Yes
Business Licence	Yes

VALUATION CERTIFICATE

Group VI — Properties intended to be acquired by the Group in the PRC

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
40	Mingfa Riverside New Town, District II, Puzhu Road North, Taishan Village, Pukou District, Nanjing, Jiangsu Province, the PRC	The property comprises four pieces of land with a total site area of approximately 229,953 sq.m.. As advised by the Group, the property is planned to be developed into a composite development with a total gross floor area of approximately 400,000 sq.m..	The property is currently a rural village comprising village type houses and ancillary facilities.	No commercial value

Notes :-

- (1) In the course of our valuation, we have ascribed no commercial value to the property as the Certificate for the State-owned Land Use Rights Certificate has not been obtained. However, for reference purpose, had the Group paid all land grant fees and obtained a valid State-owned Land Use Rights Certificate, the market value of the property as at the date of valuation would be RMB1,010,000,000 on the assumption that the abovementioned development plan was approved by the relevant authorities.
- (2) According to an agreement entered into between Mingfa Group Nanjing Real Estate Co., Ltd (明發集團南京房地產開發有限公司) and the People's Government of Pukou District on 16 August 2007, the site area of the property is approximately 229,953 sq.m..
- (3) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) The agreement complies with the PRC law and is valid and binding on both parties; and
 - (ii) The Group has to proceed the relevant legal procedures, sign the formal Land Use Rights Grant Contract, proceed all the land grant procedures, and settle all the land premium before obtaining the land use rights of the property.

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
41	Mingfa International Industrial Material Park and Mingfa International Park, East of Suzhou Street, South of the land of Jiajie Logistic Company, Huai'an Economic Development Zone, Huai'an, Jiangsu Province the PRC	The property comprises a vacant site with a site area of approximately 666,670 sq.m. situated in Huaian Economic Development Zone. As advised by the Group, the property is planned to be developed into a large-scale industrial complex and a retail, residential community with a total planned gross floor area of approximately 1,180,218.5 sq.m..	The property is currently vacant.	No commercial value

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 has not been obtained. However, for reference purpose, had the Group paid all land grant fees and obtained a valid State-owned Land Use Rights Certificate, the market value of the property as at the date of valuation would be RMB790,000,000 on the assumption that the abovementioned development plan was approved by the relevant authorities.
- (2) According to an agreement entered into between Ming Fat Holdings (Hong Kong) Limited (明發集團(香港)有限公司) and the Management Committee of Huai'an Economic Development Zone in Huai'an Jiangsu Province dated 28 November 2007, the site area of the property is approximately 666,670 sq.m..
- (3) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) The agreement complies with the PRC law and is valid and binding on both parties; and
 - (ii) The Group has to proceed the relevant legal procedures, sign the formal Land Use Rights Grant Contract, proceed all the land grant procedures, and settle all the land premium before obtaining the land use rights of the property.

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
42	Mingfa Furniture Centre, Taishan Industry Park, Huanghua Village, Pukou District, Nanjing, Jiangsu Province, the PRC	The property comprises four pieces of land with a total site area of approximately 83,333 sq.m.. As advised by the Group, the property is planned to developed into a composite development and an office building with a total planned gross floor area of approximately 53,407.9 sq.m..	The property is currently a vacant site.	No commercial value

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 has not been obtained. However, for reference purpose, had the Group paid all land grant fees and obtained a valid State-owned Land Use Rights Certificate, the market value of the property as at the date of valuation would be RMB86,000,000 on the assumption that the abovementioned development plan was approved by the relevant authorities.
- (2) According to an agreement entered between Ming Fat Holdings (Hong Kong) Limited (明發集團(香港)有限公司) and Taishan Street Office of Pukou District in Nanjing, Jiangsu Province dated 12 May 2005, the site area of the property is approximately 83,333 sq.m..
- (3) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) The agreement complies with the PRC law and is valid and binding on both parties; and
 - (ii) The Group has to proceed the relevant legal procedures, sign the formal Land Use Rights Grant Contract, proceed all the land grant procedures, and settle all the land premium before obtaining the land use rights of the property.

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
43	Mingfa Yuanchang Shanzhuang, Longshan, Lianqian Road, Siming District, Xiamen, Fujian Province, the PRC	The property comprises a parcel of land with a total site area of approximately 52,900 sq.m.. As advised by the Group, the property is planned to be developed into a residential development with a total planned gross floor area of approximately 335,373 sq.m..	The property is currently a vacant site.	No commercial value

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 has not been obtained. However, for reference purpose, had the Group paid all land grant fees and obtained a valid State-owned Land Use Rights Certificate, the market value of the property as at the date of valuation would be RMB2,450,000,000 on the assumption that the abovementioned development plan was approved by the relevant authorities.
- (2) According to Planning Permit for Construction Use of Land No. (2004) 0228 issued by Urban Planning Bureau of Xiamen on 28 September 2004, the property with a construction site area of 52,900 sq.m. was permitted to Xiamen Longxiang Real Estate Development Co., Ltd. (廈門龍祥房地產開發有限公司) to develop into a development known as Yuanchang Shanzhuang.
- (3) According to Business Licence No. 350200100009447 dated 29 June 2001, Xiamen Longxiang Real Estate Development Co., Ltd. was established with a registered capital of RMB50,000,000 for a valid operation period from 29 June 2001 to 28 June 2011.
- (4) We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) Xiamen Longxiang Real Estate Development Co., Ltd. has settled the land premium; and
 - (ii) The State-owned Land Use Rights Certificate will be issued only after Xiamen Longxiang Real Estate Development Co., Ltd. has obtained the Land Use Rights Grant Contract and complied with the requirements stated in the contract.

VALUATION CERTIFICATE

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
44	Ma An Shan Complex, a piece of land located at the east of Cihuhe Road, the west of Cihuhe Road and Yu Shan Road, Ma An Shan, Anhui Province, the PRC.	The property comprises a piece of land with a total site area of approximately 504,810 sq.m.. As advised by the Group, the property is planned to be developed into a composite development with a total planned gross floor area of approximately 1,300,000 sq.m..	The property is currently a vacant site.	No commercial value

Notes:-

1. In the course of our valuation, we have ascribed no commercial value to the property as the Certificate for the Use of State-owned Land has not been obtained. However, for reference purpose, had the Group paid all land grant fees and obtained a valid Certificate for the Use of State-owned Land, the market value of the property as at the date of valuation would be RMB1,200,000,000 on the assumption that the abovementioned development plan was approved by the relevant authorities.
2. According to a cooperation agreement entered into between Ming Fat Holdings (Hong Kong) Limited (明發集團(香港)有限公司) and Hua Shan District People's Government in Ma An Shan on 30 July 2009, the site area of the property is approximately 504,810 sq.m..
3. We have been provided with a legal opinion on the property prepared by the Group's legal adviser, which contains, inter alia, the following information:
 - (i) The agreement complies with the PRC law and is valid and binding on both parties; and
 - (ii) The Group has to proceed the relevant legal procedures, sign the formal Land Use Rights Grant Contract, proceed all the land grant procedures, and settle all the land premium before obtaining the land use rights of the property.

VALUATION CERTIFICATE

Group VII — Property leased to the Group in Hong Kong

	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 August 2009</u>
45	Units 6, 7 and 8, 23rd Floor, Greenfield Tower, Concordia Plaza, No. 1 Science Museum Road, Kowloon, Hong Kong	<p>The property comprises three office units on the 23rd floor of a 26-storey office building upon a 2-level basement completed in 1992.</p> <p>The property has a gross floor area of approximately 394.93 sq.m..</p> <p>The property is currently leased from an independent third party to the Group for a term from 8 August 2008 to 7 August 2011 at a monthly rent of HK198,429 exclusive of rates and management fees.</p>	The property is occupied by the Group as office.	No commercial value