

---

## APPENDIX IV

## PROPERTY VALUATION

---

*The following is the text of a letter, summary of values and valuation certificates, prepared for the purpose of incorporation in this document received from Greater China Appraisal Limited, an independent valuer, in connection with its valuation as at 30 September 2009 of the property interests in the Group.*



Room 2703  
Shui On Centre  
6-8 Harbour Road  
Wanchai  
Hong Kong  
[●] 2009

The Directors  
China Forestry Holdings Co., Ltd.

Dear Sirs,

In accordance with your instructions to value the property interests held or to be held by China Forestry Holdings Co., Ltd. (referred to as the "Company") and its subsidiaries (together referred to as the "Group") in the People's Republic of China (the "PRC") and Hong Kong, we confirm that we have carried out inspections, made relevant enquiries and obtained such further information for each jurisdiction as we consider necessary for the purpose of providing the capital value of such property interest as at 30 September 2009 (referred to as the "date of valuation").

This letter which forms part of our valuation report explains the basis and methodology of valuation, and clarifies our assumptions made, title investigation of properties and the limiting conditions.

### **BASIS OF VALUATION**

The valuation is our opinion of the market value which we would define as intended to mean:

"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 METHODOLOGY**

Unless stated as otherwise, all property interests are valued by the comparison method where comparison based on prices realised or market prices of comparable properties is made. Comparable properties of similar size, character and location are analysed and carefully weighed against all the respective advantages and disadvantages of each property in order to arrive at a fair comparison of capital values.

### **ASSUMPTIONS**

Our valuations have been made on the assumption that the owner sells the property interests on the open market in their existing states without the benefit of any deferred terms contracts, leasebacks, joint ventures, management agreements or any similar arrangement which would serve to increase the value of the property interests.

---

## **APPENDIX IV**

## **PROPERTY VALUATION**

---

As the properties are held under long term land use rights, we have assumed that the owners of the properties have free and uninterrupted rights to use or transfer the properties for the whole of the unexpired term of the respective land use rights. In our valuation, we have assumed that the properties can be freely disposed of and transferred to third parties on the open market without any additional payment to the relevant government authorities. Unless stated as otherwise, vacant possession is assumed for the properties concerned.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless nonconformity has been stated, defined and considered in this report. Moreover, it is assumed that the utilisation of the land and improvements is within the boundaries of the site held by the owner or permitted to be occupied by the owner. In addition, we have assumed that no encroachment or trespass exists, unless noted in this report.

No environment impact study has been ordered or made. Full compliance with applicable national, provincial and local environmental regulations and laws is assumed unless otherwise stated, defined, and considered in the report. It is also assumed that all required licences, consents, or other legislative or administrative authority from any local, provincial, or national government or private entity or organisation either have been or can be obtained or renewed for any use which this report covers.

Other special assumptions of each property, if any, have been stated out in the footnotes of the valuation certificate for the respective properties.

### **TITLE INVESTIGATION**

We have been provided with copies of title documents of the properties owned by the Group. However, due to the current registration system of the PRC, no investigations have been made for the legal title or any liabilities attached to the properties. We have relied upon the legal opinions (the "Legal Opinion") given by Commerce & Finance Law Offices ("PRC legal advisers") in relation to the legal title to the properties under valuation.

Moreover, we have been provided with copies of tenancy agreements of the properties rented to the Group. However, We have not inspected the original documents to verify ownership or to ascertain the existence of any amendments which do not appear on the copies handed to us.

All legal documents disclosed in this report are for reference only and no responsibility is assumed for any legal matters concerning the legal title to the properties set out in this report.

### **LIMITING CONDITIONS**

We have not carried out detailed site measurements to verify the correctness of the land or building areas in respect of the relevant property but have assumed that the areas shown on the legal documents provided to us are correct. Based on our experience of valuation of similar properties, we consider the assumptions so made to be reasonable. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations.

We have inspected the properties included in the attached valuation certificates. However, no structural survey has been made and we are therefore unable to report as to whether the properties are free from rot, infestation or any other structural defects. No tests were carried out on any of the facilities.

---

## **APPENDIX IV**

## **PROPERTY VALUATION**

---

No soil investigations have been carried out to determine the suitability of the ground conditions or the services for plantation or any property development.

Having examined all relevant documentation, we have relied to a very considerable extent on the information provided by the Group and have accepted advice given to us by it on such matters as tenure, occupation, rentals, site and floor areas and in the identification of the property in which the Group has valid interest. We have had no reason to doubt the truth and accuracy of the information provided to us by the Group. We were also advised by the Group that no material factors have been omitted from the information to enable us to reach an informed view, and have no reason to suspect that any material information has been withheld.

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

Since some of the properties are located in relatively under-developed markets of the PRC, the above assumptions are often based on imperfect market evidence. A range of values may be attributable to the property depending upon the assumptions made. While the valuer has exercised his professional judgement in arriving at the value, report readers are urged to consider carefully the nature of such assumptions which are disclosed in the valuation report and should exercise caution in interpreting the valuation report.

### **OPINION OF VALUE**

Valuations of the property interests held by the Group are shown in the attached summary of valuation and their respective valuation certificates.

For the properties which are rented from independent third parties under various tenancy agreements classified under Group III, they have no commercial value due to inclusion of non-alienation clauses or otherwise due to the lack of substantial profit rents or short-term nature of the leases.

### **REMARKS**

Our valuation has been prepared in accordance with generally accepted valuation procedures.

In valuing the property interest, we have complied with the requirements contained in the RICS Appraisal and Valuation Standards (5th Edition) published by the Royal Institution of Chartered Surveyors effective from May 2003 and the HKIS Valuation Standards on Properties (1st Edition 2005) published by the Hong Kong Institute of Surveyors and effective from 1 January 2005.

For the property interests in the PRC and Hong Kong, the property values are stated in Chinese Renminbi (RMB) and Hong Kong Dollars (HKD) respectively.

We enclose herewith the summary of valuation and valuation certificates.

---

**APPENDIX IV****PROPERTY VALUATION**

---

This valuation report is issued subject to our General Service Conditions.

Yours faithfully,  
For and on behalf of  
**GREATER CHINA APPRAISAL LIMITED**

K. K. Ip *BLE, LLD*  
*Chartered Valuation Surveyor*  
*Registered Professional Surveyor*  
Managing Director

*Note: Mr. K. K. Ip, who is a chartered valuation surveyor and registered professional surveyor, has substantial experience in valuation of property in the PRC and Hong Kong since 1992.*

## APPENDIX IV

## PROPERTY VALUATION

### SUMMARY OF VALUATION

No.	Property	Capital Value in Existing State as at 30 September 2009 (RMB)
<b>GROUP I – PROPERTY INTERESTS HELD BY THE GROUP</b>		
1.	Mang'an Forest Shuangjiang County Yunnan Province The PRC	43,360,000
2.	Luxi Forest Dehongzhou Yunnan Province The PRC	253,030,000
3.	Gesa Village Forest Renhe Town Maguan County Wenshanzhou Yunnan Province The PRC	73,880,000
4.	Wumu Village Forest Dalishu Xiang Maguan County Wenshanzhou Yunnan Province The PRC	100,740,000
5.	Xiangpingshan Village Forest Lianhuatang Xiang Xichou County Wenshanzhou Yunnan Province The PRC	83,950,000
6.	Yangpizhai Village Forest Babu Xiang Malipo County Wenshanzhou Yunnan Province The PRC	117,530,000
7.	Chebaini Village Forest Pingyuan Town Yanshan County Wenshanzhou Yunnan Province The PRC	53,730,000

## APPENDIX IV

## PROPERTY VALUATION

No.	Property	Capital Value in Existing State as at 30 September 2009 (RMB)
8.	Nalai Village Forest Ayong Xiang Funing County Wenshanzhou Yunnan Province The PRC	73,880,000
9.	Watuo Village Forest Bapu Town Meigu County Liangshanzhou Sichuan Province The PRC	920,000
10.	Watuo Village Forest Bapu Town Meigu County Liangshanzhou Sichuan Province The PRC	430,000
11.	Sa'le Village Forest Bapu Town Meigu County Liangshanzhou Sichuan Province The PRC	1,660,000
12.	Waluo Village Forest Baiyang Xiang E'bian County Leshan Sichuan Province The PRC	520,000
13.	Taiping Village Forest Honghua Xiang E'bian County Leshan Sichuan Province The PRC	660,000
14.	Gaoshan Village Forest Maoping Xiang E'bian County Leshan Sichuan Province The PRC	720,000

---

**APPENDIX IV****PROPERTY VALUATION**

---

<b>No.</b>	<b>Property</b>	<b>Capital Value in Existing State as at 30 September 2009 (RMB)</b>
15.	Qunli Village Forest Yiping Xiang E'bian County Leshan Sichuan Province The PRC	340,000
16.	Qunli Village Forest Yiping Xiang E'bian County Leshan Sichuan Province The PRC	4,080,000
17.	Yingxin Village Forest Heping Yizu Xiang Jinhekou District Leshan Sichuan Province The PRC	50,000
18.	Yingxin Village San Zu Forest Heping Yizu Xiang Jinhekou District Leshan Sichuan Province The PRC	13,240,000
19.	Taiping Village Forest Honghua Xiang E'bian County Leshan Sichuan Province The PRC	710,000
20.	Dagong Village Forest Jinhe County Jinhekou District Leshan Sichuan Province The PRC	2,510,000
21.	Jifeng Village Forest Jinhe County Jinhekou District Leshan Sichuan Province The PRC	1,620,000

---

**APPENDIX IV****PROPERTY VALUATION**

---

<b>No.</b>	<b>Property</b>	<b>Capital Value in Existing State as at 30 September 2009 (RMB)</b>
22.	Jifeng Village Forest Jinhe County Jinhekou District Leshan Sichuan Province The PRC	4,750,000
23.	Xiangbi Village Forest Gong'an County Jinhekou District Leshan Sichuan Province The PRC	490,000
24.	Xiangbi Village Forest Gong'an County Jinhekou District Leshan Sichuan Province The PRC	3,840,000
25.	Meizikan Village Forest Yanfeng Xiang Mabian County Leshan Sichuan Province The PRC	340,000
26.	Meizikan Village Forest Yanfeng Xiang Mabian County Leshan Sichuan Province The PRC	2,950,000
27.	Xiaogou Liu Zu Forest Gaoshan Village Maoping Xiang E'bian County Leshan Sichuan Province The PRC	150,000
28.	Wannian Village Forest Longgou Xiang Yingjiang County Leshan Sichuan Province The PRC	470,000



## APPENDIX IV

## PROPERTY VALUATION

No.	Property	Capital Value in Existing State as at 30 September 2009 (RMB)
29.	Liaogongwa Zu Forest Qunli Village Yiping Xiang E'bian County Leshan Sichuan Province The PRC	220,000
30.	Qunli Village Forest Yiping Xiang E'bian County Leshan Sichuan Province The PRC	6,890,000
31.	Wannian Village Forest Longcanggou Xiang Yingjing County Ya'an Sichuan Province The PRC	650,000
32.	Wannian Village Forest Longcanggou Xiang Yingjing County Ya'an Sichuan Province The PRC	10,770,000
33.	Wannian Village Forest Longcanggou Xiang Yingjing County Ya'an Sichuan Province The PRC	470,000
34.	Wannian Village Forest Shizi Xiang Yingjing County Ya'an Sichuan Province The PRC	300,000
35.	Heping Village Forestry Xinjian Xiang Yingjing County Ya'an Sichuan Province The PRC	490,000
<b>Sub-total:</b>		<b>860,340,000</b>

## APPENDIX IV

## PROPERTY VALUATION

No.	Property	Capital Value in Existing State as at 30 September 2009 (RMB)
<b>Group II – PROPERTY INTERESTS INTENDED TO BE ACQUIRED BY THE GROUP</b>		
36.	Forests in Ninglang County Yunnan Province The PRC	(Please refer to note (ii) of valuation certificate of property no. 36)
<b>Sub-total:</b>		<b>Nil</b>
<b>GROUP III – PROPERTY INTERESTS RENTED BY THE GROUP</b>		
37.	No. 1-5 Xianggeli Main Road South Section (Street) Gucheng District Lijiang Yunnan Province The PRC	No commercial value
38.	Block C on Level 4 Zhiyuan Building No. 389 Qingnian Road Kunming Yunnan Province The PRC	No commercial value
39.	Commercial unit on Ground Floor and Residential unit on Level 3 No. 28 Nongken Road San Fu Kunming Yunnan Province The PRC	No commercial value
40.	Room 6 on Level 4 Unit 2 Block B Xingfushangcheng No. 23 Kangcang Road Yucheng District Ya'an Sichuan Province The PRC	No commercial value
41.	Units 08-09 on 21 <sup>st</sup> Floor Block 1 Shang Ding Guo Ji No. 27 of Section 4 of Renmin Nan Road Wuhou District Chengdu Sichuan Province The PRC	No commercial value
42.	Unit 2301 on 23 <sup>rd</sup> Floor Tower B Vantone Centre Jia 6 Chaowaidajie Chaoyang District Beijing The PRC	No commercial value
<b>Sub-total:</b>		<b>No commercial value</b>

---

**APPENDIX IV****PROPERTY VALUATION**

---

<u>No.</u>	<u>Property</u>	<u>Capital Value in Existing State as at 30 September 2009 (HKD)</u>
43.	Room 2507 on 25 <sup>th</sup> Floor Bank of America Tower 12 Harcourt Road Central Hong Kong	No commercial value
<b>Sub-total:</b>		<b>No commercial value</b>
<b>Grand Total:</b>		<b>RMB860,340,000</b>

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

#### GROUP I – PROPERTY INTERESTS HELD BY THE GROUP

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
1.	Mang'an Forest Shuangjiang County Yunnan Province The PRC	<p>The property comprises a parcel of land with an area of approximately 86,666,667 square metres (approximately 8,666.67 hectares).</p> <p>The major tree species on the property is Yunnan pine.</p> <p>The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 30 years expiring on 12 April 2038 for forestry purpose.</p>	The property is currently occupied by the Group for forestry purpose.	43,360,000

*Notes:*

- (i) According to a Forestry Rights Certificate (雙政林證字 (2008) 第5300076398號), the forestry land use rights of the property are held by Kunming Ultra Big Forestry Resource Development Co., Ltd. ("Kunming Ultra Big"), a direct wholly-owned subsidiary of the Company, for a term of 30 years expiring on 12 April 2038 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
2.	Luxi Forest Dehongzhou Yunnan Province The PRC	<p>The property comprises 11 parcels of land with total area of approximately 506,666,667 square metres (approximately 50,666.67 hectares).</p> <p>The major tree species on the property are birch, beech, Yunnan pine and Chinese fir.</p> <p>The forestry land use rights of the property are held under 11 sets of Forestry Rights Certificate for 30 years with the latest term expiring on 11 April 2038 for forestry purpose.</p>	The property is currently occupied by the Group for forestry purpose.	253,030,000

*Notes:*

- (i) According to 11 sets of Forestry Rights Certificate, the forestry land use rights of the property are held by Kunming Ultra Big for 30 years with the latest term expiring on 11 April 2038 for forestry purpose.

<u>Forestry Rights Certificate</u>	<u>Forestry Land Area</u> (square metres)	<u>Forestry Land Use Rights Expiry Date</u>
潞林證字 (2008) 第5300075412號	60,000,000	16 March 2038
梁林證字 (2008) 第5301075300號	133,333,333	11 April 2038
潞林證字 (2008) 第5300075414號	60,000,000	17 March 2038
潞林證字 (2008) 第5300075323號	564,400	10 March 2038
潞林證字 (2008) 第5300075327號	1,014,133	13 March 2038
潞林證字 (2008) 第5300075324號	5,849,734	10 March 2038
潞林證字 (2008) 第5300075338號	12,466,667	13 March 2038
潞林證字 (2008) 第5300075403號	18,400,000	9 April 2038
潞林證字 (2008) 第5300075333號	60,000,000	19 March 2038
潞林證字 (2008) 第5300075340號	60,000,000	18 March 2038
潞林證字 (2008) 第5300075432號	95,038,400	20 March 2038
	<u>506,666,667</u>	

- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
- (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
- (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.

---

**APPENDIX IV****PROPERTY VALUATION**

---

- (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
- (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
- (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
3.	Gesa Village Forest Renhe Town Maguan County Wenshanzhou Yunnan Province The PRC	<p>The property comprises a parcel of land with an area of approximately 146,666,667 square metres (approximately 14,666.67 hectares).</p> <p>The major tree species on the property is Chinese fir.</p> <p>The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 30 years expiring on 22 July 2038 for forestry purpose.</p>	The property is currently occupied by the Group for forestry purpose.	73,880,000

*Notes:*

- (i) According to a Forestry Rights Certificate (馬林證字 (2008) 第5108547621號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 30 years expiring on 22 July 2038 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
4.	Wumu Village Forest Dalishu Xiang Maguan County Wenshanzhou Yunnan Province The PRC	The property comprises a parcel of land with an area of approximately 200,000,000 square metres (approximately 20,000.00 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 30 years expiring on 22 July 2038 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	100,740,000

*Notes:*

- (i) According to a Forestry Rights Certificate (馬林證字 (2008) 第5108543321號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 30 years expiring on 22 July 2038 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.



## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
5.	Xiangpingshan Village Forest Lianhuatang Xiang Xichou County Wenshanzhou Yunnan Province The PRC	The property comprises a parcel of land with an area of approximately 166,666,667 square metres (approximately 16,666.67 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 30 years expiring on 23 July 2038 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	83,950,000

*Notes:*

- (i) According to a Forestry Rights Certificate (西林證字 (2008) 第5106934521號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 30 years expiring on 23 July 2038 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
6.	Yangpizhai Village Forest Babu Xiang Malipo County Wenshanzhou Yunnan Province The PRC	The property comprises a parcel of land with an area of approximately 233,333,333 square metres (approximately 23,333.33 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 30 years expiring on 22 July 2038 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	117,530,000

*Notes:*

- (i) According to a Forestry Rights Certificate (麻林證字 (2008) 第5101254965號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 30 years expiring on 22 July 2038 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
7.	Chebaini Village Forest Pingyuan Town Yanshan County Wenshanzhou Yunnan Province The PRC	The property comprises a parcel of land with an area of approximately 106,666,667 square metres (approximately 10,666.67 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 30 years expiring on 23 July 2038 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	53,730,000

*Notes:*

- (i) According to a Forestry Rights Certificate (覲林證字 (2008) 第5104421365號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 30 years expiring on 23 July 2038 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
8.	Nalai Village Forest Ayong Xiang Funing County Wenshanzhou Yunnan Province The PRC	The property comprises a parcel of land with an area of approximately 146,666,667 square metres (approximately 14,666.67 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 30 years expiring on 24 July 2038 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	73,880,000

*Notes:*

- (i) According to a Forestry Rights Certificate (富林證字 (2008) 第5108585422號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 30 years expiring on 24 July 2038 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
9.	Watuo Village Forest Bapu Town Meigu County Liangshanzhou Sichuan Province The PRC	<p>The property comprises a parcel of land with an area of approximately 1,869,333 square metres (approximately 186.93 hectares).</p> <p>The major tree species on the property are Yunnan pine and alder.</p> <p>The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 30 September 2036 for forestry purpose.</p>	The property is currently occupied by the Group for forestry purpose.	920,000

*Notes:*

- (i) According to a Forestry Rights Certificate (美府林證字 (2008) 第3650395號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 30 September 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
10.	Watuo Village Forest Bapu Town Meigu County Liangshanzhou Sichuan Province The PRC	<p>The property comprises a parcel of land with an area of approximately 880,000 square metres (approximately 88.00 hectares).</p> <p>The major tree species on the property are Yunnan pine and alder.</p> <p>The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 30 September 2036 for forestry purpose.</p>	The property is currently occupied by the Group for forestry purpose.	430,000

*Notes:*

- (i) According to a Forestry Rights Certificate (美府林證字 (2008) 第3650390號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 30 September 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
11.	Sa'le Village Forest Bapu Town Meigu County Liangshanzhou Sichuan Province The PRC	<p>The property comprises a parcel of land with an area of approximately 3,382,667 square metres (approximately 338.27 hectares).</p> <p>The major tree species on the property is Chinese fir.</p> <p>The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 27 November 2036 for forestry purpose.</p>	The property is currently occupied by the Group for forestry purpose.	1,660,000

*Notes:*

- (i) According to a Forestry Rights Certificate (美府林證字 (2008) 第3650357號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 27 November 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
12.	Waluo Village Forest Baiyang Xiang E'bian County Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 1,074,667 square metres (approximately 107.47 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 27 March 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	520,000

*Notes:*

- (i) According to a Forestry Rights Certificate (峨林證字 (2008) 第5104316093號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 27 March 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.



## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
13.	Taiping Village Forest Honghua Xiang E'bian County Leshan Sichuan Province The PRC	<p>The property comprises a parcel of land with an area of approximately 1,366,667 square metres (approximately 136.67 hectares).</p> <p>The major tree species on the property is Chinese fir.</p> <p>The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 27 February 2036 for forestry purpose.</p>	The property is currently occupied by the Group for forestry purpose.	660,000

*Notes:*

- (i) According to a Forestry Rights Certificate (峨林證字 (2008) 第5104316092號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 27 February 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
14.	Gaoshan Village Forest Maoping Xiang E'bian County Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 1,497,600 square metres (approximately 149.76 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 20 January 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	720,000

*Notes:*

- (i) According to a Forestry Rights Certificate (峨林證字 (2008) 第5104316087號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 20 January 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
15.	Qunli Village Forest Yiping Xiang E'bian County Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 692,000 square metres (approximately 69.20 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 27 May 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	340,000

*Notes:*

- (i) According to a Forestry Rights Certificate (峨林證字 (2008) 第5104316115號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 27 May 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
16.	Qunli Village Forest Yiping Xiang E'bian County Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 8,333,333 square metres (approximately 833.33 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 27 September 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	4,080,000

*Notes:*

- (i) According to a Forestry Rights Certificate (峨林證字 (2008) 第5104316119號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 27 September 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
17.	Yingxin Village Forest Heping Yizu Xiang Jinhekou District Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 167,467 square metres (approximately 16.75 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 13 years expiring on 23 October 2021 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	50,000

*Notes:*

- (i) According to a Forestry Rights Certificate (金林證字 (2008) 第00099號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 13 years expiring on 23 October 2021 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
18.	Yingxin Village San Zu Forest Heping Yizu Xiang Jinhekou District Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 26,666,667 square metres (approximately 2,666.67 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 29 years expiring on 22 August 2037 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	13,240,000

*Notes:*

- (i) According to a Forestry Rights Certificate (金林證字 (2008) 第00161號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 29 years expiring on 22 August 2037 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
19.	Taiping Village Forest Honghua Xiang E'bian County Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 1,453,333 square metres (approximately 145.33 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 30 November 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	710,000

*Notes:*

- (i) According to a Forestry Rights Certificate (峨林證字 (2008) 第5104316081號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 30 November 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
20.	Dagong Village Forest Jinhe County Jinhekou District Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 5,110,667 square metres (approximately 511.07 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 25 December 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	2,510,000

*Notes:*

- (i) According to a Forestry Rights Certificate (金林證字 (2008) 第00116號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 25 December 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.



## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
21.	Jifeng Village Forest Jinhe County Jinhekou District Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 3,333,333 square metres (approximately 333.33 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 9 July 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	1,620,000

*Notes:*

- (i) According to a Forestry Rights Certificate (金林證字 (2008) 第00126號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 9 July 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
22.	Jifeng Village Forest Jinhe County Jinhekou District Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 9,700,000 square metres (approximately 970.00 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 29 October 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	4,750,000

*Notes:*

- (i) According to a Forestry Rights Certificate (金林證字 (2008) 第00148號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 29 October 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
23.	Xiangbi Village Forest Gong'an County Jinhekou District Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 1,000,000 square metres (approximately 100.00 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 30 April 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	490,000

*Notes:*

- (i) According to a Forestry Rights Certificate (金林證字 (2008) 第00139號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 30 April 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
24.	Xiangbi Village Forest Gong'an County Jinhekou District Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 7,787,333 square metres (approximately 778.73 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 29 years expiring on 12 March 2037 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	3,840,000

*Notes:*

- (i) According to a Forestry Rights Certificate (金林證字 (2008) 第00153號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 29 years expiring on 12 March 2037 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
25.	Meizikan Village Forest Yanfeng Xiang Mabian County Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 693,333 square metres (approximately 69.33 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 30 April 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	340,000

*Notes:*

- (i) According to a Forestry Rights Certificate (馬林證字 (2008) 第5547號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 30 April 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
26.	Meizikan Village Forest Yanfeng Xiang Mabian County Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 6,000,000 square metres (approximately 600.00 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 29 years expiring on 29 January 2037 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	2,950,000

*Notes:*

- (i) According to a Forestry Rights Certificate (馬林證字 (2008) 第5529號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 29 years expiring on 29 January 2037 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
27.	Xiaogou Liu Zu Forest Gaoshan Village Maoping Xiang E'bian County Leshan Sichuan Province The PRC	<p>The property comprises a parcel of land with an area of approximately 797,533 square metres (approximately 79.75 hectares).</p> <p>The major tree species on the property are Chinese fir and birch.</p> <p>The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 8 years expiring on 23 April 2016 for forestry purpose.</p>	The property is currently occupied by the Group for forestry purpose.	150,000

*Notes:*

- (i) According to a Forestry Rights Certificate (峨林證字 (2008) 第5104299346號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 8 years expiring on 23 April 2016 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
28.	Wannian Village Forest Longgou Xiang Yingjing County Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 1,040,000 square metres (approximately 104.00 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 24 years expiring on 30 December 2032 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	470,000

*Notes:*

- (i) According to a Forestry Rights Certificate (榮林證字 (2008) 第5100970009號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 24 years expiring on 30 December 2032 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.



## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
29.	Liaogongwa Zu Forest Qunli Village Yiping Xiang E'bian County Leshan Sichuan Province The PRC	The property comprises 2 parcels of land with a total area of approximately 454,667 square metres (approximately 45.47 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under 2 sets of Forestry Rights Certificate for a term of 26 years expiring on 1 September 2034 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	220,000

*Notes:*

- (i) According to 2 sets of Forestry Rights Certificate, the forestry land use rights of the property are held by Kunming Ultra Big for a term of 26 years expiring on 1 September 2034 for forestry purpose.

<u>Forestry Rights Certificate</u>	<u>Forestry Land Area</u> (square metres)	<u>Forestry Land Use Rights Expiry Date</u>
峨林證字 (2008) 第 5104316050 號	81,333	1 September 2034
峨林證字 (2008) 第 5104316083 號	<u>373,333</u>	1 September 2034
Total:	<u>454,667</u>	

- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
- (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
30.	Qunli Village Forest Yiping Xiang E'bian County Leshan Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 13,858,267 square metres (approximately 1,385.83 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 29 years expiring on 21 October 2037 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	6,890,000

*Notes:*

- (i) According to a Forestry Rights Certificate (峨林證字 (2008) 第5104316176號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 29 years expiring on 21 October 2037 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
31.	Wannian Village Forest Longcanggou Xiang Yingjing County Ya'an Sichuan Province The PRC	<p>The property comprises a parcel of land with an area of approximately 1,433,333 square metres (approximately 143.33 hectares).</p> <p>The major tree species on the property is Chinese fir.</p> <p>The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 27 February 2036 for forestry purpose.</p>	The property is currently occupied by the Group for forestry purpose.	650,000

*Notes:*

- (i) According to a Forestry Rights Certificate (榮林證字 (2008) 第5100996173號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 27 February 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
32.	Wannian Village Forest Longcanggou Xiang Yingjing County Ya'an Sichuan Province The PRC	<p>The property comprises a parcel of land with an area of approximately 23,333,333 square metres (approximately 2,333.33 hectares).</p> <p>The major tree species on the property is Chinese fir.</p> <p>The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 29 years expiring on 17 July 2037 for forestry purpose.</p>	The property is currently occupied by the Group for forestry purpose.	10,770,000

*Notes:*

- (i) According to a Forestry Rights Certificate (榮林證字 (2008) 第5100996184號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 29 years expiring on 17 July 2037 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
33.	Wannian Village Forest Longcanggou Xiang Yingjing County Ya'an Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 1,040,000 square metres (approximately 104.00 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 30 April 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	470,000

*Notes:*

- (i) According to a Forestry Rights Certificate (榮林證字 (2008) 第5100996179號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 30 April 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
34.	Wannian Village Forest Shizi Xiang Yingjing County Ya'an Sichuan Province The PRC	The property comprises a parcel of land with an area of approximately 653,333 square metres (approximately 65.33 hectares).  The major tree species on the property is Chinese fir.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 28 years expiring on 30 August 2036 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	300,000

*Notes:*

- (i) According to a Forestry Rights Certificate (榮林證字 (2008) 第5100996187號), the forestry land use rights of the property are held by Kunming Ultra Big for a term of 28 years expiring on 30 August 2036 for forestry purpose.
- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
35.	Heping Village Forest Xinjian Xiang Yingjing County Ya'an Sichuan Province The PRC	The property comprises 6 parcels of land with a total area of approximately 848,400 square metres (approximately 84.84 hectares).  The major tree species on the property are mixture of firs.  The forestry land use rights of the property are held under a Forestry Rights Certificate for a term of 64 years expiring on 31 March 2072 for forestry purpose.	The property is currently occupied by the Group for forestry purpose.	490,000

*Notes:*

- (i) According to a Forestry Rights Certificate, the forestry land use rights of the property are held by Kunming Ultra Big for a term of 64 years expiring on 31 March 2072 for forestry purpose.

<u>Forestry Rights Certificate</u>	<u>Forestry Land Area</u> (square metres)	<u>Forestry Land Use Rights Expiry Date</u>
榮林證字 (2008) 第5100996251號	210,000	31 March 2072
榮林證字 (2008) 第5100996251號	55,933	31 March 2072
榮林證字 (2008) 第5100996251號	106,000	31 March 2072
榮林證字 (2008) 第5100996251號	95,333	31 March 2072
榮林證字 (2008) 第5100996251號	302,467	31 March 2072
榮林證字 (2008) 第5100996251號	<u>78,667</u>	31 March 2072
Total:	<u>848,400</u>	

- (ii) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
- (a) Kunming Ultra Big has obtained the forestry land use rights of the property.
  - (b) Kunming Ultra Big has the right to occupy and use the property within the term of forestry land use rights as stated in the respective Forestry Rights Certificate.
  - (c) In accordance with the relevant law, Kunming Ultra Big has the right to transfer, mortgage or contribute as capital the forestry land use rights.
  - (d) The current usage of the property is not in violation of any national or provincial laws, regulations or legal documents.
  - (e) The forestry land use rights are not subject to mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

#### Group II – PROPERTY INTERESTS INTENDED TO BE ACQUIRED BY THE GROUP

No.	Property	Descriptions	Particulars of Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
36.	Forests in Ninglang County Yunnan Province The PRC	<p>The property comprises various parcels of land with a total area of approximately 533,333,333 square metres (approximately 53,333.33 hectares).</p> <p>The major tree species on the property are cold spruce, high pinus montana, larch and oak.</p> <p>The Group has signed an agreement with the local government for acquiring the property. However, the Group has not obtained the forestry land use rights of the property yet.</p>	The property is currently [natural woodland].	(Please refer to note (ii) below)

*Notes:*

- (i) As advised by the Company and according to a Cooperation Framework Agreement dated 17 September 2009 entered into between the People's Government of Ninglang County ("Party A") and Kunming Ultra Big ("Party B"), Party A will exclusively assist Party B to acquire the forestry land use rights together with the trees standing on the property with a total land area of 800,000 mu (equivalent to approximately 53,333.33 hectares) for a period of 30 years commencing on the date of the agreement.
- (ii) As at the date of valuation, the forestry land use rights of the property were not obtained by the Group and therefore the property has no value attributable to the Group. For reference purpose, we are of the opinion that the market value of the property as at the date of valuation would be RMB270,000,000, assuming that all relevant title certificates have been obtained by the Group and the property could be freely transferred.
- (iii) For the market value opinion expressed in note (ii), we have assumed that the forestry land use rights of the property will be held for a term of 30 years commencing on the date of Cooperation Framework Agreement.



## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

#### GROUP III – PROPERTY INTERESTS RENTED BY THE GROUP

No.	Property	Descriptions and Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
37.	No. 1-5 Xianggeli Main Road South Section (Street) Gucheng District Lijiang Yunnan Province The PRC	<p>The property comprises a unit within a single-storey building completed in or about [2006].</p> <p>The gross floor area of the property is approximately 360 square metres.</p> <p>The property is held under a tenancy agreement dated 9 December 2008 between 中國人民解放軍雲南省麗江軍分區營房辦 (China People's Liberation Army Barracks Office of Lijiang Military District, Yunnan Province, an independent third party to the Group) as lessor and Kunming Ultra Big as lessee for a term of 3 years from 20 December 2008 to 19 December 2011 at a rent of RMB69,120 per annum.</p> <p>The lease is not assignable without the lessor's consent.</p> <p>The property is currently occupied by the Group as office.</p>	No commercial value

*Notes:*

- (i) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) The lessor has not produced the Building Ownership Certificate of the property and the PRC legal advisers are unable to ascertain the prescribed use of the property.
  - (b) The validity of the tenancy agreement is uncertain and Kunming Ultra Big may be unable to use the property normally. If Kunming Ultra Big suffers loss as a result thereof, Kunming Ultra Big shall have the right to claim against the lessor for such loss in accordance with the laws of the PRC and the tenancy agreement.
  - (c) The tenancy agreement is not registered at the relevant authorities and will not be enforceable against bona fide third party. The PRC legal advisers are unable to determine whether the property is subject to any mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions and Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
38.	Block C on Level 4 Zhiyuan Building No. 389 Qingnian Road Kunming Yunnan Province The PRC	<p>The property comprises a unit on the 4th floor within a [28]-storey building with 2-storey basement completed in or about [2000].</p> <p>The gross floor area of the property is approximately 155.26 square metres.</p> <p>The property is held under a tenancy agreement dated 3 November 2008 between 雲南志遠房地產開發有限公司 (Yunnan Zhiyuan Real Property Development Company Limited, an independent third party to the Group) as lessor and Kunming Ultra Big as lessee for a term of 3 years from 5 November 2008 to 4 November 2011 at a rent of RMB8,583.33 per month exclusive of management fee.</p> <p>The lease is not assignable.</p> <p>The property is currently occupied by the Group as office.</p>	No commercial value

*Notes:*

- (i) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) The lessor has obtained the Building Ownership Certificate of the property (昆明市房權證字第200348803號). The property is not subject to any mortgage or any other encumbrances.
  - (b) The tenancy agreement is legal and valid notwithstanding that it has not been registered at the relevant authorities. However, it will not be enforceable against bona fide third party.
  - (c) Kunming Ultra Big has the rights to use the property in accordance with the terms and conditions of the tenancy agreement.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions and Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
39.	Commercial unit on Ground Floor and Residential unit on Level 3 No. 28 Nongken Road San Fu Kunming Yunnan Province The PRC	<p>The property comprises a commercial unit on the ground floor and a residential unit on the 3rd floor within a [5]-storey building completed in or about [2008].</p> <p>The gross floor area of the property is approximately 160 square metres.</p> <p>The property is held under a tenancy agreement dated 9 April 2009 between 黃國達 (Huang Guo Da, an independent third party to the Group) as lessor and Kunming Ultra Big as lessee for a term of 1 year from 13 April 2009 to 12 April 2010 at a rent of RMB19,000 for the commercial unit and RMB6,000 for the residential unit per annum exclusive of utility charges.</p> <p>The lease is not assignable.</p> <p>The property is currently occupied by the Group as [office and staff quarters].</p>	No commercial value

*Notes:*

- (i) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) The lessor has not produced the Building Ownership Certificate of the property and the PRC legal advisers are unable to ascertain the prescribed use of the property.
  - (b) The validity of the tenancy agreement is uncertain and Kunming Ultra Big may be unable to use the property normally. If Kunming Ultra Big suffers loss as a result thereof, Kunming Ultra Big shall have the right to claim against the lessor for such loss in accordance with the laws of the PRC and the tenancy agreement.
  - (c) The tenancy agreement is not registered at the relevant authorities and will not be enforceable against bona fide third party. The PRC legal advisers are unable to determine whether the property is subject to any mortgage or any other encumbrances.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions and Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
40.	Room 6 on Level 4 Unit 2 Block B Xingfushangcheng No. 23 Kangcang Road Yucheng District Ya'an Sichuan Province The PRC	<p>The property comprises a unit on 4th floor within a 7-storey building completed in or about 2002.</p> <p>The gross floor area of the property is approximately 165.84 square metres.</p> <p>The property is held under a tenancy agreement dated 9 April 2009 between 張平 (Zhang Ping, an independent third party to the Group) as lessor and 李海軍 (Li Hai Jun, an authorised person appointed by [Kunming Ultra Big Ya'an Branch for leasing matters]) as lessee for a term of 1 year from 9 April 2009 to 8 April 2010 at a rent of RMB9,000 per annum.</p> <p>The lease is not assignable.</p> <p>The property is currently occupied by the Group as an office.</p>	No commercial value

*Notes:*

- (i) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) The lessor has obtained the Building Ownership Certificate of the property (雅房權證市字第0043859號). The property is not subject to any mortgage or any other encumbrances.
  - (b) The tenancy agreement is legal and valid notwithstanding that it has not been registered at the relevant authorities. However, it will not be enforceable against bona fide third party.
  - (c) Kunming Ultra Big has the rights to use the property in accordance with the terms and conditions of the tenancy agreement.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions and Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
41.	Units 08-09 on 21st Floor Block 1 Shang Ding Guo Ji No. 27 of Section 4 of Renmin Nan Road Wuhou District Chengdu Sichuan Province The PRC	<p>The property comprises 2 units on 21 floor within a 30-storey building completed in or about 2006.</p> <p>The gross floor area of the property is approximately 249.56 square metres.</p> <p>The property is held under an undated tenancy agreement between 成都鸞峰經貿有限公司 (Chengdu Lufeng Jiangmao Company Limited, an independent third party to the Group) as lessor and Chengdu Yishang Forestry Resource Development Co., Ltd. ("Chengdu Yishang", an indirect wholly-owned subsidiary of the Company) as lessee for a term of 1 year from 11 May 2009 to 10 May 2010 at a rent of RMB12,478 per month exclusive of utility charges.</p> <p>The lease is not assignable.</p> <p>The property is currently occupied by the Group as an office.</p>	No commercial value

*Notes:*

- (i) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
- (a) The lessor has not produced the Building Ownership Certificate of the property and the PRC legal advisers are unable to ascertain the prescribed use of the property.
  - (b) The validity of the tenancy agreement is uncertain and Chengdu Yishang may be unable to use the property normally. If Chengdu Yishang suffers loss as a result thereof, Chengdu Yishang shall have the right to claim against the lessor for such loss in accordance with the laws of the PRC and the tenancy agreement.
  - (c) Non-registration of the tenancy agreement will not affect its validity. Since the tenancy agreement has not been registered at the relevant authorities, it will not be enforceable against bona fide third party.

## APPENDIX IV

## PROPERTY VALUATION

### VALUATION CERTIFICATE

No.	Property	Descriptions and Occupancy	Capital Value in Existing State as at 30 September 2009 (RMB)
42.	Unit 2301 on 23 <sup>rd</sup> Floor Tower B Vantone Centre Jia 6 Chaowaidajie Chaoyang District Beijing The PRC	<p>The property comprises a unit on 23<sup>rd</sup> floor within a 23-storey commercial building with 4-storey basement completed in or about 2006.</p> <p>The gross floor area of the property is approximately 739.78 square metres.</p> <p>The property is held under a tenancy agreement dated 7 March 2008 and 2 supplementary agreements dated 12 September 2008 and 11 February 2009 respectively between 苗玉娥 (Miao Yu E, an independent third party to the Group) as lessor and Kunming Ultra Big Beijing Branch as lessee for a term of 2 years from 20 October 2008 to 19 October 2010 at a rent of RMB4.5 per square metre per day exclusive of management fee.</p> <p>The lease is not assignable.</p> <p>The property is currently occupied by the Group as an office.</p>	No commercial value

*Notes:*

- (i) We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
  - (a) The property has been purchased by the lessor under a Beijing Property Sales and Purchase Agreement (No. Y302038) and the application for Building Ownership Certificate of the property by the lessor is in process. The PRC legal advisers are unable to ascertain the prescribed use of the property. In accordance with the relevant laws in the PRC, the lessor is not allowed to lease the property without obtaining the building ownership certificate. The validity of the tenancy agreement is uncertain.
  - (b) Before obtaining the building ownership certificate by the lessor, there exists a risk that Kunming Ultra Big may be unable to use the property normally. If Kunming Ultra Big suffers loss as a result thereof, Kunming Ultra Big shall have the right to claim against the lessor for such loss in accordance with the laws of the PRC and the tenancy agreement.
  - (c) The tenancy agreement is not registered at the relevant authorities and will not be enforceable against bona fide third party. The PRC legal advisers are unable to determine whether the property is subject to any mortgage or any other encumbrances.

---

**APPENDIX IV****PROPERTY VALUATION**

---

**VALUATION CERTIFICATE**

<b>No.</b>	<b>Property</b>	<b>Descriptions and Occupancy</b>	<b>Capital Value in Existing State as at 30 September 2009 (HKD)</b>
43.	Room 2507 on 25 <sup>th</sup> Floor Bank of America Tower 12 Harcourt Road Central Hong Kong	<p>The property comprises an office unit on 25<sup>th</sup> floor within a 37-storey building with a single-storey basement of car parking spaces completed in 1975.</p> <p>The net floor area of the property is approximately [77.48] square metres.</p> <p>The property is held under a tenancy agreement dated 6 November 2008 (as revised by a letter dated 15 May 2009) between Leung Yew Limited ([an independent third party to the Group]) as lessor and the Company as lessee for a term of 2 years from 6 November 2008 to 5 November 2010 at a rent of HK\$60,950 per month from 6 November 2008 to 5 June 2009 and HK\$52,500 per month from 6 June 2009 to 5 November 2010, exclusive of government rates, government rent, management fee and utility charges.</p> <p>The lease is not assignable.</p> <p>The property is currently occupied by the Group as an office.</p>	No commercial value