

The following is the text of a letter, summary of values and valuation certificates, prepared for the purpose of incorporation in this prospectus received from Jones Lang LaSalle Sallmanns Limited, an independent valuer, in connection with its valuation as at 31 March 2010 of the property interests of our Group.



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9 June 2010

The Board of Directors
World Wide Touch Technology (Holdings) Limited
Suites 2601-2602, 26/F, Tower 2
Nina Tower
No.8 Yeung Uk Road
Tsuen Wan
New Territories
Hong Kong

Dear Sirs,

In accordance with your instructions to value the properties in which World Wide Touch Technology (Holdings) Limited (the “Company”) and its subsidiaries (hereinafter together referred to as the “Group”) have interests in the People’s Republic of China (the “PRC”), Taiwan and Hong Kong, we confirm that we have carried out inspections, made relevant enquiries and searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the capital values of the property interests as at 31 March 2010 (the “date of valuation”).

Our valuation of the property interests represents 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”.

Due to the nature of the buildings and structures of Part A of property no. 1 in Group I and the particular location in which it is situated, there are unlikely to be relevant market comparable sales readily available. The property interest has therefore been valued on the basis of its depreciated replacement cost.

Depreciated replacement cost is defined as “the current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimisation.” It is based on an estimate of the market value for the existing use of the land, plus the current cost of replacement (reproduction) of the improvements, less deductions for physical deterioration and all relevant forms of obsolescence and optimisation. The depreciated replacement cost of the property interest is subject to adequate potential profitability of the concerned business.

In valuing the remaining portion (Part B) of property no. 1 in Group I which is under construction, we have assumed that it will be developed and completed in accordance with the latest

development proposal provided to us by the Group. In arriving at our opinion of value, we have taken into account the construction cost and professional fees relevant to the stage of construction as at the date of valuation and the remainder of the cost and fees to be expended to complete the development.

We have attributed no commercial value to the property interests in Group II, III and IV, which are leased by the Group, due either to the short-term nature of the lease or the prohibition against assignment or sub-letting or otherwise due to the lack of substantial profit rent.

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

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

In valuing the property interests, we have complied with all requirements contained in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited; the RICS Valuation Standards (6th Edition) published by the Royal Institution of Chartered Surveyors; the HKIS Valuation Standards on Properties published from time to time by the Hong Kong Institute of Surveyors; and the IVS published from time to time by the International Valuation Standards Council.

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

We have been provided with tenancy agreements relating to the property interests in Group III and have caused searches to be made at the Hong Kong Land Registries. However, we have not searched the original documents to verify the ownership or to ascertain any amendment.

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

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

We have inspected the exterior and, where possible, the interior of the properties. However, we have not carried out investigation to determine the suitability of the ground conditions and services

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

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

Unless otherwise stated, all monetary figures stated in this report are in Renminbi (RMB).

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

Yours faithfully,
for and on behalf of
Jones Lang LaSalle Sallmanns Limited
Paul L. Brown
B.Sc. FRICS FHKIS
Director

Note: Paul L. Brown is a Chartered Surveyor who has 27 years' experience in the valuation of properties in the PRC and 30 years of property valuation experience in Hong Kong and the United Kingdom, as well as relevant experience in the Asia-Pacific region, France and Germany.

SUMMARY OF VALUES

Group I – Property interest held and occupied by the Group in the PRC

No.	Property	Capital value in existing state as at 31 March 2010 RMB	Interest attributable to the Group	Capital value attributable to the Group as at 31 March 2010 RMB
1.	A parcel of land, various buildings and structures located at New Material Base Gonghe Town Heshan City Guangdong Province The PRC	66,280,000	100%	66,280,000
	Sub-total:	<u>66,280,000</u>		<u>66,280,000</u>

Group II – Property interests leased and occupied by the Group in the PRC

No.	Property	Capital value in existing state as at 31 March 2010 RMB
2.	Levels 3 to 6 of a residential building No. 40 Hecheng Avenue Hecheng Town Heshan City Guangdong Province The PRC	No commercial value
3.	80 residential units on Levels 3 to 6 of Block B located at Fudefeng Community Hecheng Town Heshan City Guangdong Province The PRC	No commercial value
4.	97 residential units on Levels 2 to 4 of Fenghuangcheng Building located at Daluchun Village Gonghe Town Heshan City Guangdong Province The PRC	No commercial value

No.	Property	Capital value in existing state as at 31 March 2010 RMB
5.	140 units of 2 residential buildings located at Tiegang Community Tiegang Village Gonghe Town Heshan City Guangdong Province The PRC	No commercial value
6.	4 industrial buildings located at Tiegang Industrial Zone Gonghe Town Heshan City Guangdong Province The PRC	No commercial value
7.	Unit 705 of Block 3 No. 38 Bao Li Ya Yuan Yushan Road Suzhou New District Suzhou City Jiangsu Province The PRC	No commercial value
8.	Units 1006 to 1008 of Metropolitan Towers No. 199 Shishan Road Suzhou New District Suzhou City Jiangsu Province The PRC	No commercial value
9.	Unit 502 of Suite B Block 2 of Jia Hua Yuan Zhongtian International Garden located at Pengjiang District Jiangmen City Guangdong Province The PRC	No commercial value
10.	Units 1002 and 1704 Block 9 of Lang Qing Yuan Zhongtian International Garden located at Pengjiang District Jiangmen City Guangdong Province The PRC	No commercial value

No. Property	Capital value in existing state as at 31 March 2010 RMB
11. Units 1001, 1702, 2202 and 2203 of Suite B Kai Xuan Ting Zhu Jiang Di Jing Wan located at Pengjiang District Jiangmen City Guangdong Province The PRC	No commercial value
12. Units 801, 808, 908 and 1008 Block 11 of Jinhui City Plaza located at Pengjiang District Jiangmen City Guangdong Province The PRC	No commercial value
13. Unit 1003 Block 6 of Lang Qing Yuan Zhongtian International Garden located at Pengjiang District Jiangmen City Guangdong Province The PRC	No commercial value
Sub-total:	<u>Nil</u>

Group III – Property interests leased and occupied by the Group in Hong Kong

No. Property	Capital value in existing state as at 31 March 2010 RMB
14. Workshop Nos. 1-3 and 5-12 on 3rd Floor and Workshop Nos. 1-3 and 5-12 on 10th Floor Sunley Centre No. 9 Wing Yin Street Kwai Chung New Territories Hong Kong	No commercial value

No. Property	Capital value in existing state as at 31 March 2010 RMB
15. Suites 2601 and 2602 26th Floor Tower 2, Nina Tower No. 8 Yeung Uk Road Tsuen Wan New Territories Hong Kong	No commercial value
Sub-total:	<u>Nil</u>

Group IV – Property interest leased and occupied by the Group in Taiwan

No. Property	Capital value in existing state as at 31 March 2010 RMB
16. Unit 3 on 12th Floor No. 408 Rueiguang Road Neihu District Taipei City Taiwan	No commercial value
Sub-total:	<u>Nil</u>

Capital value in existing state as at 31 March 2010 RMB	Capital value attributable to the Group as at 31 March 2010 RMB
Grand total:	<u><u>66,280,000</u></u>
	<u><u>66,280,000</u></u>

Notes:

- On 16 November 2009, the Group entered into a Tenancy Agreement with a connected party to rent a property with a lettable area of approximately 3,699.79 sq.m. in the PRC for residential purpose. However, the commencement date of the tenancy is after the date of valuation. Please refer to page IV-26 for the details of such property.
- On 12 April 2010, the Group entered into a Tenancy Agreement with various independent third parties to rent a property with a lettable area of approximately 10,582 sq.ft. in Hong Kong for office purpose. However, the commencement date of the tenancy is after the date of valuation. Please refer to page IV-27 for the details of such property.

VALUATION CERTIFICATE

Group I – Property interest held and occupied by the Group in the PRC

No. Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB																					
1.	<p>A parcel of land, various buildings and structures located at New Material Base Gonghe Town Heshan City Guangdong Province The PRC</p> <p>The property comprises a parcel of land with a site area of approximately 124,906.2 sq.m. and 9 buildings and various ancillary structures erected thereon which were completed in various stages between 2005 and 2009. (“Part A”)</p> <p>The buildings of Part A have a total gross floor area of approximately 40,316.9 sq.m. and the details of uses and their respective gross floor areas are set out as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: center;">No. of Item</th> <th style="text-align: right;">Gross floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Production</td> <td style="text-align: center;">1</td> <td style="text-align: right;">19,776.46</td> </tr> <tr> <td>Office</td> <td style="text-align: center;">1</td> <td style="text-align: right;">3,592.22</td> </tr> <tr> <td>Canteen</td> <td style="text-align: center;">3</td> <td style="text-align: right;">6,185.64</td> </tr> <tr> <td>Staff quarters</td> <td style="text-align: center;">2</td> <td style="text-align: right;">9,806.04</td> </tr> <tr> <td>Ancillary</td> <td style="text-align: center;">2</td> <td style="text-align: right;">956.54</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: center;">9</td> <td style="text-align: right;"><u>40,316.9</u></td> </tr> </tbody> </table>	Use	No. of Item	Gross floor Area (sq.m.)	Production	1	19,776.46	Office	1	3,592.22	Canteen	3	6,185.64	Staff quarters	2	9,806.04	Ancillary	2	956.54	Total	9	<u>40,316.9</u>	<p>Part A is currently occupied by the Group for production, storage, office, staff quarters and ancillary facilities purposes, whilst, the buildings of Part B are pending construction.</p>	<p>66,280,000</p> <p>100% interest attributable to the Group: RMB 66,280,000</p>
Use	No. of Item	Gross floor Area (sq.m.)																						
Production	1	19,776.46																						
Office	1	3,592.22																						
Canteen	3	6,185.64																						
Staff quarters	2	9,806.04																						
Ancillary	2	956.54																						
Total	9	<u>40,316.9</u>																						

The structures of Part A mainly include boundary fences, roads and gates.

In addition to Part A, the property also comprises 4 non-completed buildings (2 industrial buildings, a warehouse and a staff quarters) on the land parcel of Part A, of which the construction works had been suspended as at the date of valuation. (“Part B”)

The land use rights of the property have been granted for a term of 50 years expiring on 10 March 2055 for industrial use.

Notes:

1. Pursuant to a Land Use Rights Transfer Contract (土地使用權轉讓合同書) dated 29 November 2004 entered into between the People's Government of Gonghe Town, Heshan City (鶴山市共和鎮人民政府) and Heshan World Fair Electronics Technology Ltd. ("World Fair Heshan"), the land use rights of a parcel of land with a site area of approximately 124,906.2 sq.m. were contracted to be transferred to World Fair Heshan for industrial use. The land premium was RMB5,904,000.
2. Pursuant to a State-owned Land Use Rights Certificate – He Guo Yong (2009) Di No. 002497, the land use rights of a parcel of land with a site area of approximately 124,906.2 sq.m. have been granted to World Fair Heshan for a term of 50 years expiring on 10 March 2055 for industrial use.
3. Pursuant to 7 Real Estate Title Certificates – Yue Fang Di Zheng Zi Di Nos. C4525993 to C4525995, C4577177, C4577178, C7065473 and C7065474, 7 buildings with a total gross floor area of approximately 39,700.9 sq.m. are owned by World Fair Heshan and the relevant land use rights have been granted to World Fair Heshan for a term of 50 years expiring on 10 March 2055 for industrial use.
4. Pursuant to a Construction Land Planning Permit – Di Zi Di No. 440784200900405 dated 23 December 2009 issued by Heshan Urban Construction Bureau (鶴山市建設局) in favour of World Fair Heshan, permission towards the planning of the site of an industrial building of Part B of the property known as the Research & Development Building (the "R&D Building") with a site area of approximately 3,298 sq.m. has been granted to World Fair Heshan.
5. Pursuant to a Construction Work Planning Permit – Jian Zi Di No. 440784200900422 dated 23 December 2009 issued by Heshan Urban Construction Bureau in favour of World Fair Heshan, the R&D Building with a total gross floor area of approximately 9,446 sq.m. has been approved for construction.
6. Pursuant to 4 Mortgage Contracts of Maximum Amount (Nos. GDY475022006032, GDY475022006080, GDY475022006081 and GDY475022009031) dated 5 July 2006, 9 November 2009, 10 November 2006 and 28 September 2009 respectively, the land use rights of a parcel of land with a site area of approximately 124,906.2 sq.m. and 7 buildings with a total gross floor area of approximately 39,700.9 sq.m. are subject to mortgages in favour of Jiangmen Branch of Bank of China (the "Bank") as security to guarantee for the principals under 6 loan contracts (Nos. GDK47502142009037, GDK47502132009087, GDK47502132009088, GDK4750214200916, GDK475022008103 and GDK47502142010056) entered into between the Bank and World Fair Heshan for amounts of USD600,000, HKD5,500,000, HKD22,000,000, USD800,000, RMB5,000,000 and USD600,000 respectively with various security terms expiring on between 1 July 2016 and 31 December 2018.
7. In the valuation of this property, we have attributed no commercial value to the remaining 2 buildings of Part A with a total gross floor area of approximately 616 sq.m. which have not obtained any proper title certificate and the buildings of Part B which have not obtained any Construction Work Commencement Permits. However, for reference purpose, we are of the opinion that the depreciated replacement cost of them (excluding the land) as at the date of valuation would be RMB23,288,000 assuming all relevant title certificates and construction permits have been obtained and they could be freely transferred.
8. We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Group has fully paid up the land premium of the property and has legally and validly obtained the land use rights of the property;
 - b. Subject to note 8(f) below, the Group has the rights to occupy, use, lease, transfer, mortgage or otherwise dispose of the land use rights of the property in accordance with the PRC laws;
 - c. The Group has legally and validly obtained the ownership rights of the buildings mentioned in note 3 and has the rights to occupy, use, lease, transfer, mortgage or otherwise dispose of such buildings in accordance with the PRC laws without obtaining any approvals, permits or consents from any government authorities;

- d. Except for the aforesaid mortgages, the land use rights of the property and the ownership rights of the buildings mentioned in note 3 are not subject to any restrictions arising from any other guarantee, mortgage, sequestration or any third parties rights;
- e. For the remaining 2 buildings of Part A with a total gross floor area of approximately 616 sq.m. which have not obtained any proper title certificate, the Group might be subject to penalty by the relevant local authorities;
- f. For the land use rights of the property and ownership rights of the buildings which are subject to mortgages mentioned above, the Group should obtain written consent from the mortgagee in advance when transferring or otherwise disposing of such land use rights and buildings;
- g. For Part B which has not obtained any Construction Work Commencement Permits, the Group might be subject to penalty by the relevant authorities due to the absence of such construction permits. Pursuant to 3 Orders – He Jian Ting [2008] Nos. 53, 60 and He Jian Ting [2009] No. 9 from Heshan Municipal Development Bureau dated 25 September 2008, 12 November 2008 and 17 March 2009 respectively, the construction works of Part B were ordered to be ceased immediately; and
- h. Pursuant to a Confirmation Letter dated 18 January 2010 issued by the Local Construction Office of the People’s Government of Gonghe Town, Heshan City (鶴山市共和鎮人民政府村鎮建設辦公室), the Group had submitted an application to the local authority for planning permits and/or construction permits in respect of Part B of the property in August 2009, and the relevant procedures are being processed.

VALUATION CERTIFICATE

Group II – Property interests leased and occupied by the Group in the PRC

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
2.	Levels 3 to 6 of a residential building No. 40 Hecheng Avenue Hecheng Town Heshan City Guangdong Province The PRC	<p>The property comprises Levels 3 to 6 of a 6-storey residential building completed in about 2007.</p> <p>The property has a total lettable area of approximately 5,200 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from an independent third party for a term of 2 years expiring on 31 December 2010, at a monthly rent of RMB18,000 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to a Tenancy Agreement dated 25 December 2008, the property is leased to Heshan World Fair Electronics Technology Ltd. from Heshan Huanyu Trading Company Limited (鶴山市環宇貿易有限公司) (“Heshan Huanyu”) for a term of 2 years expiring on 31 December 2010, at a monthly rent of RMB18,000 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100% interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. Heshan Huanyu is not a connected party to the Company;
 - b. Heshan Huanyu has obtained legal and valid Real Estate Title Certificate in respect of the property and has the rights to lease the property in accordance with the PRC laws, the lease in respect of the property is legal and valid;
 - c. The form and content of the Tenancy Agreement in respect of the property are consistent with the relevant PRC laws and regulations and are legal, valid and enforceable on the relevant parties. The Group’s rights to use the property in accordance with the Tenancy Agreement are confirmed and protected by the PRC laws; and
 - d. The Tenancy Agreement should be registered with the relevant local authorities by Heshan Huanyu, however, as the lessee, the Group will not be subject to any penalty arising from Heshan Huanyu’s failure to procure such registration according to the local laws and the Tenancy Agreement will not be affected by such absence of registration.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
3.	80 residential units on Levels 3 to 6 of Block B located at Fudefeng Community Hecheng Town Heshan City Guangdong Province The PRC	<p>The property comprises 80 residential units on Levels 3 to 6 of a 6-storey residential building completed in about 2008.</p> <p>The property has a total lettable area of approximately 3,471.28 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from an independent third party for a term commencing from 1 February 2009 and expiring on 30 September 2010, at a monthly rent of RMB16,000 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to a Tenancy Agreement dated 15 January 2009, the property is leased to Heshan World Fair Electronics Technology Ltd. from Heshan Fudefeng Real Estate Development Company Limited (鶴山市富德豐房地產開發有限公司) (“Heshan Fudefeng”) for a term commencing from 1 February 2009 and expiring on 30 September 2010, at a monthly rent of RMB16,000 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100% interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. Heshan Fudefeng is not a connected party to the Company;
 - b. Heshan Fudefeng has obtained confirmation from Heshan Urban Real Estate Administration Bureau (鶴山市房地產管理局) of its ownership rights in respect of the property and has the rights to lease the property in accordance with the PRC laws, the lease in respect of the property is legal and valid;
 - c. The form and content of the Tenancy Agreement in respect of the property are consistent with the relevant PRC laws and regulations and are legal, valid and enforceable on the relevant parties. The Group’s rights to use the property in accordance with the Tenancy Agreement are confirmed and protected by the PRC laws; and
 - d. The Tenancy Agreement should be registered with the relevant local authorities by Heshan Fudefeng, however, as the lessee, the Group will not be subject to any penalty arising from Heshan Fudefeng’s failure to procure such registration according to the local laws and the Tenancy Agreement will not be affected by such absence of registration.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
4.	97 residential units on Levels 2 to 4 of Fenghuangcheng Building located at Daluchun Village Gonghe Town Heshan City Guangdong Province The PRC	<p>The property comprises 97 residential units on Levels 2 to 4 of a 4-storey residential building completed in about 2008.</p> <p>The property has a total lettable area of approximately 1,800 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from an independent third party for a term commencing from 1 January 2009 and expiring on 30 June 2013, at a monthly rent of RMB29,100 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to a Tenancy Agreement dated 15 January 2009, the property is leased to Heshan World Fair Electronics Technology Ltd. from Zhong Xinhua (鐘新華) (the “Lessor”) for a term commencing from 1 January 2009 and expiring on 30 June 2013, at a monthly rent of RMB29,100 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100% interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Lessor is not a connected party to the Company;
 - b. The Lessor cannot provide any title certificate to prove his legal ownership rights to the property and the relevant land use rights, and therefore the company’s PRC legal advisers cannot ascertain whether the Lessor is the legal owner of the property and whether the property is legally constructed under the PRC laws; and
 - c. In case that the Lessor is not the legal owner of the property or the property is an illegal structure under the PRC laws, the Tenancy Agreement in respect of the property might be deemed invalid, as a result of which, the Group may not be able to continue leasing and using the property. However, the Group can claim for full and prompt compensation from the Lessor for all resulting losses or losses of all anticipated reasonable benefits.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
5.	140 units of 2 residential buildings located at Tiegang Community Tiegang Village Gonghe Town Heshan City Guangdong Province The PRC	<p>The property comprises 140 residential units on Levels 2 to 6 of a 6-storey residential building and Levels 1 to 8 of an 8-storey residential building completed in about 2008.</p> <p>The property has a total lettable area of approximately 2,520 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from 2 independent third parties for a term commencing from 20 April 2009 and expiring on 19 April 2011, at a monthly rent of RMB16,000 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to a Tenancy Agreement dated 20 April 2009, the property is leased to Heshan World Fair Electronics Technology Ltd. from Lv Zhenqin and Lv Shenian (呂振欽及呂社年) (the "Lessors") for a term commencing from 20 April 2009 and expiring on 19 April 2011, at a monthly rent of RMB16,000 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100% interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company's PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Lessors are not connected parties to the Company;
 - b. The Lessors cannot provide any title certificate to prove their legal ownership rights to the property and the relevant land use rights, and therefore the company's PRC legal advisers cannot ascertain whether the Lessors are the legal owners of the property and whether the property is legally constructed under the PRC laws; and
 - c. In case that the Lessors are not the legal owners of the property or the property is an illegal structure under the PRC laws, the Tenancy Agreement in respect of the property might be deemed invalid, as a result of which, the Group may not be able to continue leasing and using the property. However, the Group can claim for full and prompt compensation from the Lessors for all resulting losses or losses of all anticipated reasonable benefits.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
6.	4 industrial buildings located at Tiegang Industrial Zone Gonghe Town Heshan City Guangdong Province The PRC	<p>The property comprises 2 single-storey industrial buildings, a 2-storey industrial building and a 4-storey industrial building completed in about 2008.</p> <p>The property has a total lettable area of approximately 7,771.17 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from an independent third party for a term commencing from 1 January 2009 and expiring on 1 January 2016, at a monthly rent of RMB82,600 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for production purpose.	No commercial value

Notes:

1. Pursuant to a Tenancy Agreement dated 26 December 2008, the property is leased to Heshan World Fair Electronics Technology Ltd. from Jiangmen Bahao Lamp Manufacturing Company Limited (江門市霸豪燈具製造有限公司) (“Jiangmen Bahao”) for a term commencing from 1 January 2009 and expiring on 1 January 2016, at a monthly rent of RMB82,600 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100% interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. Jiangmen Bahao is not a connected party to the Company;
 - b. Jiangmen Bahao has obtained legal and valid Real Estate Title Certificates in respect of the property and has the rights to lease the property in accordance with the PRC laws, the lease in respect of the property is legal and valid;
 - c. The form and content of the Tenancy Agreement in respect of the property are consistent with the relevant PRC laws and regulations and are legal, valid and enforceable on the relevant parties. The Group’s rights to use the property in accordance with the Tenancy Agreement are confirmed and protected by the PRC laws; and
 - d. The Tenancy Agreement should be registered with the relevant local authorities by Jiangmen Bahao, however, as the lessee, the Group will not be subject to any penalty arising from Jiangmen Bahao’s failure to procure such registration according to the local laws and the Tenancy Agreement will not be affected by such absence of registration.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
7.	Unit 705 of Block 3 No. 38 Bao Li Ya Yuan Yushan Road Suzhou New District Suzhou City Jiangsu Province The PRC	<p>The property comprises a unit on Level 7 of a 16-storey residential building completed in about 2007.</p> <p>The property has a lettable area of approximately 99 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from an independent third party for a term commencing from 1 September 2009 and expiring on 31 August 2010, at a monthly rent of RMB2,630 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to a Tenancy Agreement dated 30 August 2009, the property is leased to Heshan World Fair Electronics Technology Ltd. from Duan Yahui (段亞輝) (the "Lessor") for a term commencing from 1 September 2009 and expiring on 31 August 2010, at a monthly rent of RMB2,630 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100 % interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company's PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Lessor is not a connected party to the Company;
 - b. The Lessor has obtained legal and valid Building Ownership Certificate and Land Use Rights Certificate in respect of the property and has the rights to lease the property in accordance with the PRC laws, the lease in respect of the property is legal and valid;
 - c. The form and content of the Tenancy Agreement in respect of the property are consistent with the relevant PRC laws and regulations and are legal, valid and enforceable on the relevant parties. The Group's rights to use the property in accordance with the Tenancy Agreement are confirmed and protected by the PRC laws; and
 - d. The Tenancy Agreement should be registered with the relevant local authorities by the Lessor, however, as the lessee, the Group will not be subject to any penalty arising from the Lessor's failure to procure such registration according to the local laws and the Tenancy Agreement will not be affected by such absence of registration.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
8.	Units 1006 to 1008 of Metropolitan Towers No. 199 Shishan Road Suzhou New District Suzhou City Jiangsu Province The PRC	<p>The property comprises 3 office units on Level 10 of a 56-storey office building completed in about 2005.</p> <p>The property has a total lettable area of approximately 536.38 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from 2 independent third parties for a term commencing from 1 March 2010 and expiring on 28 February 2015, at a monthly rent of RMB32,180 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for office purpose.	No commercial value

Notes:

1. Pursuant to a Tenancy Agreement dated 25 February 2010, the property is leased to Heshan World Fair Electronics Technology Ltd. from Xie Jun and Chen Jincheng (謝君及陳津成) (the “Lessors”) for a term commencing from 1 March 2010 and expiring on 28 February 2015, at a monthly rent of RMB32,180 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100% interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Lessors are not connected parties to the Company;
 - b. The Lessors have obtained legal and valid Building Ownership Certificates and Land Use Rights Certificates in respect of the property and have the rights to lease the property in accordance with the PRC laws, the lease in respect of the property is legal and valid;
 - c. The form and content of the Tenancy Agreement in respect of the property are consistent with the relevant PRC laws and regulations and are legal, valid and enforceable on the relevant parties. The Group’s rights to use the property in accordance with the Tenancy Agreement are confirmed and protected by the PRC laws; and
 - d. The Tenancy Agreement should be registered with the relevant local authorities by the Lessors, however, as the lessee, the Group will not be subject to any penalty arising from the Lessors’ failure to procure such registration according to the local laws and the Tenancy Agreement will not be affected by such absence of registration.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
9.	Unit 502 of Suite B Block 2 of Jia Hua Yuan Zhongtian International Garden located at Pengjiang District Jiangmen City Guangdong Province The PRC	<p>The property comprises a unit on Level 5 of an 11-storey residential building completed in about 2004.</p> <p>The property has a lettable area of approximately 93.2 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from an independent third party for a term commencing from 14 September 2009 and expiring on 13 September 2010, at a monthly rent of RMB2,300 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to a Tenancy Agreement dated 11 September 2009, the property is leased to Heshan World Fair Electronics Technology Ltd. from An Ning (安寧) (the “Lessor”) for a term commencing from 14 September 2009 and expiring on 13 September 2010, at a monthly rent of RMB2,300 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100 % interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Lessor is not a connected party to the Company;
 - b. The Lessor has obtained legal and valid Real Estate Title Certificate in respect of the property and has the rights to lease the property in accordance with the PRC laws, the lease in respect of the property is legal and valid;
 - c. The form and content of the Tenancy Agreement in respect of the property are consistent with the relevant PRC laws and regulations and are legal, valid and enforceable on the relevant parties. The Group’s rights to use the property in accordance with the Tenancy Agreement are confirmed and protected by the PRC laws; and
 - d. The Tenancy Agreement should be registered with the relevant local authorities by the Lessor, however, as the lessee, the Group will not be subject to any penalty arising from the Lessor’s failure to procure such registration according to the local laws and the Tenancy Agreement will not be affected by such absence of registration.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
10.	Units 1002 and 1704 Block 9 of Lang Qing Yuan Zhongtian International Garden located at Pengjiang District Jiangmen City Guangdong Province The PRC	<p>The property comprises 2 units on Levels 10 and 17 of a 17-storey residential building completed in about 2008.</p> <p>The property has a total lettable area of approximately 177.39 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from 2 independent third parties for terms commencing from 14 July 2009 and 18 November 2009 and expiring on 13 July 2010 and 17 November 2010 respectively, at a total monthly rent of RMB4,900 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to 2 Tenancy Agreements dated 13 July 2009 and 16 November 2009, the property is leased to Heshan World Fair Electronics Technology Ltd. from Lin Yichao and Chen Wanling (林一超及陳婉玲) (the "Lessors") for terms commencing from 14 July 2009 and 18 November 2009 and expiring on 13 July 2010 and 17 November 2010 respectively, at a total monthly rent of RMB4,900 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100 % interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreements to the property issued by the Company's PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Lessors are not connected parties to the Company;
 - b. The Lessors cannot provide any title certificate to prove their legal ownership rights to the property and the relevant land use rights, and therefore the company's PRC legal advisers cannot ascertain whether the Lessors are the legal owners of the property and whether the property is legally constructed under the PRC laws; and
 - c. In case that the Lessors are not the legal owners of the property or the property is an illegal structure under the PRC laws, the Tenancy Agreements in respect of the property might be deemed invalid, as a result of which, the Group may not be able to continue leasing and using the property. However, the Group can claim for full and prompt compensation from the Lessors for all resulting losses or losses of all anticipated reasonable benefits.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
11.	Units 1001, 1702, 2202 and 2203 of Suite B Kai Xuan Ting Zhu Jiang Di Jing Wan located at Pengjiang District Jiangmen City Guangdong Province The PRC	<p>The property comprises 4 units on Levels 1, 17 and 22 of a 24-storey residential building completed in about 2009.</p> <p>The property has a total lettable area of approximately 455.33 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from 5 independent third parties for terms with various expiry dates between 5 July 2010 and 5 October 2010, at a total monthly rent of RMB12,000 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to 4 Tenancy Agreements dated 24 December 2009, 17 September 2009, 5 October 2009 and 25 September 2009, the property is leased to Heshan World Fair Electronics Technology Ltd. from Luo Weirong, Liao Feng, Yin Caiyan, Feng Runqiang and Feng Runyuan (羅偉榮、廖峰、尹彩顏、馮潤強和馮潤元) (the "Lessors") for terms with various expiry dates between 5 July 2010 and 5 October 2010, at a total monthly rent of RMB12,000 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100 % interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreements to the property issued by the Company's PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Lessors are not connected parties to the Company;
 - b. The Lessors cannot provide any title certificate to prove their legal ownership rights to the property and the relevant land use rights, and therefore the Company's PRC legal advisers cannot ascertain whether the Lessors are the legal owners of the property and whether the property is legally constructed under the PRC laws; and
 - c. In case that the Lessors are not the legal owners of the property or the property is an illegal structure under the PRC laws, the Tenancy Agreements in respect of the property might be deemed invalid, as a result of which, the Group may not be able to continue leasing and using the property. However, the Group can claim for full amount and prompt compensation from the Lessors for all resulting losses or losses of all anticipated reasonable benefits.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
12.	Units 801, 808, 908 and 1008 Block 11 of Jinhui City Plaza located at Pengjiang District Jiangmen City Guangdong Province The PRC	<p>The property comprises 4 units on Levels 8 to 10 of a 19-storey residential building completed in about 2008.</p> <p>The property has a total lettable area of approximately 474.29 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from 3 independent third parties for terms commencing from 16 October 2009 and 22 March 2010 and expiring on 16 October 2010 and 21 March 2011 respectively, at a total monthly rent of RMB12,700 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to 4 Tenancy Agreements dated 16 October 2009 and 22 March 2010, the property is leased to Heshan World Fair Electronics Technology Ltd. from Gao Xiaoting, Chen Caiyun and Li Kuizhen (高曉婷, 陳彩勻及黎瑞珍) (the “Lessors”) for terms commencing from 16 October 2009 and 22 March 2010 and expiring on 16 October 2010 and 21 March 2011 respectively, at a total monthly rent of RMB12,700 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100% interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreements to the property issued by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Lessors are not connected parties to the Company;
 - b. The Lessors cannot provide any title certificate to prove their legal ownership rights to the property and the relevant land use rights, and therefore the Company’s PRC legal advisers cannot ascertain whether the Lessors are the legal owners of the property and whether the property is legally constructed under the PRC laws; and
 - c. In case that the Lessors are not the legal owners of the property or the property is an illegal structure under the PRC laws, the Tenancy Agreements in respect of the property might be deemed invalid, as a result of which, the Group may not be able to continue leasing and using the property. However, the Group can claim for full amount and prompt compensation from the Lessors for all resulting losses or losses of all anticipated reasonable benefits.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
13.	Unit 1003 Block 6 of Lang Qing Yuan Zhongtian International Garden located at Pengjiang District Jiangmen City Guangdong Province The PRC	<p>The property comprises a unit on Level 10 of a 17-storey residential building completed in about 2008.</p> <p>The property has a lettable area of approximately 123.52 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from an independent third party for a term commencing from 20 November 2009 and expiring on 19 November 2010, at a monthly rent of RMB3,000 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose.	No commercial value

Notes:

1. Pursuant to a Tenancy Agreement dated 19 November 2009, the property is leased to Heshan World Fair Electronics Technology Ltd. from Chen Junzhang (陳俊展) (the “Lessor”) for a term commencing from 20 November 2009 and expiring on 19 November 2010, at a monthly rent of RMB3,000 exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100 % interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company’s PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Lessor is not a connected party to the Company;
 - b. The Lessor has obtained the legal and valid Real Estate Title Certificate of the property and has the rights to lease the property in accordance with the PRC laws, the lease in respect of the property are legal and valid;
 - c. The form and content of the Tenancy Agreement in respect of the property are consistent with the relevant PRC laws and regulations and are legal, valid and enforceable on the relevant parties. The Group’s rights to use the property in accordance with the Tenancy Agreement are confirmed and protected by the PRC laws; and
 - d. The Tenancy Agreement should be registered with the relevant local authorities by the Lessor, however, as the lessee, the Group will not be subject to any penalty arising from the Lessor’s failure to procure such registration according to the local laws and the Tenancy Agreement will not be affected by such absence of registration.

VALUATION CERTIFICATE

Group III – Property interests leased and occupied by the Group in Hong Kong

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 <i>RMB</i>
14.	Workshop Nos. 1-3 and 5-12 on 3rd Floor and Workshop Nos. 1-3 and 5-12 on 10th Floor Sunley Centre No. 9 Wing Yin Street Kwai Chung New Territories Hong Kong	<p>The property comprises 22 units on the 3rd and 10th Floors of an 18-storey industrial building completed in about 1996.</p> <p>The property has a total lettable area of approximately 20,684 sq.ft. (1,921.6 sq.m.)</p> <p>Pursuant to 2 Tenancy Agreements entered into between (a) Cybertouch-Tech Company Limited and World Fair International Limited and (b) Cybertouch-Tech Company Limited, as Tenant and Weiland Development Company Limited as Landlord, an independent third party, the property is leased by the Group for terms both commencing from 1 January 2010 and expiring on 31 December 2010 and 31 March 2010 respectively, at a monthly rent of HK\$44,385 and HK\$44,471 respectively exclusive of rates, government rent and management fees.</p>	The units on 10th Floor were occupied by the Group for warehouse and ancillary office purposes as at the date of valuation, whilst, the units on 3rd Floor are currently occupied by the Group for workshop purpose.	No commercial value

Notes:

1. The registered owner of the property is Weiland Development Company Limited vide Memorial No. TW812020 dated 30 January 1992.
2. The property is subject to three Modification Letters vide Memorial Nos. TW784802 dated 18 September 1991, TW1054009 dated 23 April 1996 and TW1194872 dated 1 February 1998.
3. The property is subject to an Occupation Permit No. NT61/96 vide Memorial No. TW1063439 dated 3 June 1996.
4. Cybertouch-Tech Company Limited and World Fair International Limited are 100% interest owned subsidiaries of the Company.
5. The tenancy of Workshop Nos. 1-3 and 5-12 on 10th Floor expired on 31 March 2010. As advised by the Group, the tenancy is not renewed and these units are not currently leased and occupied by the Group.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
15.	Suites 2601 and 2602 26th Floor, Tower 2, Nina Tower No. 8 Yeung Uk Road Tsuen Wan New Territories Hong Kong	<p>The property comprises 2 office units on the 26th floor of an 82-storey composite building (office and hotel) completed in about 2007.</p> <p>The property has a total lettable area of approximately 10,418 sq.ft. (967.86 sq.m.)</p> <p>Pursuant to a Tenancy Agreement entered into between World Fair International Limited, as Tenant and Ying Ho Company Limited, Cheong Ming Investment Company Limited, Dorfolk Investments Limited, Kwong Fook Investors & Developers Limited, The World Realty Limited, On Lee Investment Company Limited, Yau Fook Hong Company Limited and Tsing Lung Investment Company Limited as Landlord, independent third parties, the property is leased by the Group for a term of 3 years commencing from 6 July 2009 and expiring on 5 July 2012 (see note 2 below for details).</p>	The property is currently occupied by the Group for office purpose.	No commercial value

Notes:

1. The registered owners of the property are Ying Ho Company Limited (671/1000), Cheong Ming Investment Company Limited (85/1000), Dorfolk Investments Limited (8/1000), Kwong Fook Investors & Developers Limited (9/1000), The World Realty Limited (30/1000), On Lee Investment Company Limited (1/1000), Yau Fook Hong Company Limited (181/1000) and Tsing Lung Investment Company Limited (15/1000) (Tenants in common) vide New Grant No. 6890 of Tsuen Wan Town Lot No. 353.
2. Pursuant to a Tenancy Agreement (Counterpart) dated 17 July 2009, the property is leased for a term of 3 years commencing from 6 July 2009 and expiring on 5 July 2012 in favour of World Fair International Limited at a monthly rent of HKD140,643 exclusive of rates, management fees and air-conditioning charges with an option to renew further 2 years at fair market rent vide Memorial No. 09072102520013.
3. World Fair International Limited is a 100% interest owned subsidiary of the Company.

VALUATION CERTIFICATE

Group IV – Property interest leased and occupied by the Group in Taiwan

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 March 2010 RMB
16.	Unit 3 on 12th Floor No. 408 Rueiguang Road Neihu District Taipei City Taiwan	<p>The property comprises a unit on the 12th floor of a 12-storey office building completed in about 2006.</p> <p>The unit has a lettable area of approximately 112.66 sq.m.</p> <p>The property is leased to World Fair International Limited Taiwan Branch from Lead Year Enterprise Company Limited (力億企業股份有限公司), an independent third party, for a term commencing from 1 March 2009 and expiring on 31 March 2012 at a monthly rent of NT\$152,091, exclusive of rates, management fees, water and electricity charges.</p>	The property is currently occupied by the Group for office purpose.	No commercial value

Notes:

1. World Fair International Limited Taiwan Branch (“World Fair Taiwan”) is a branch office of World Fair International Limited, a 100% interest owned subsidiary of the Company.
2. Pursuant to a Tenancy Agreement, the property is leased to World Fair Taiwan from Lead Year Enterprise Company Limited for a term commencing from 1 March 2009 and expiring on 31 March 2012 at a monthly rent of NT\$152,091, exclusive of rates, management fees, water and electricity charges.
3. Pursuant to a Notarial Certificate – Jiu Shi Ba Nian Du Bei Yuan Min Gong Sheng Zi Di No. 700060 dated 17 February 2009, the Tenancy Agreement of the property has been notarised by The Equidad Notary Public Office of Taipei District Court.
4. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company’s Taiwan legal advisers, which contains, *inter alia*, the following:
 - a. The property is held under lease by World Fair Taiwan under valid and enforceable lease with such exceptions which are not material and which do not materially interfere with the use made and proposed to be made of such property by World Fair Taiwan.

VALUATION CERTIFICATE

Property interest leased and occupied by the Group in the PRC with commencement date of the tenancy after the date of valuation

Property	Description and tenure	Particulars of occupancy
28 residential units of Yifeng Garden, Yile Garden and Zhu Jiang Di Jing Wan located at Pengjiang District Jiangmen City Guangdong Province The PRC	<p>The property comprises 2 units on Level 22 of a 24-storey residential building in Yifeng Garden, 9 units on Levels 2 to 4, 9, 11 and 12 of a 13-storey residential building in Yile Garden and 9 units on Levels 2 to 4 of a 24-storey residential building in Zhu Jiang Di Jing Wan completed in about 2007, 2004 and 2009 respectively.</p> <p>The property has a total lettable area of approximately 3,699.79 sq.m.</p> <p>The property is leased to Heshan World Fair Electronics Technology Ltd. from a connected party for a term of 3 years commencing from the date of listing of the Company's shares on The Stock Exchange of Hong Kong Limited, at an annual rent of RMB1,044,000 exclusive of management fees, water and electricity charges.</p>	The property is currently occupied by the Group for residential purpose at nil rent.

Notes:

1. Pursuant to a Tenancy Agreement dated 16 November 2009, the property is leased to Heshan World Fair Electronics Technology Ltd. from Wong Kwok Fong (王國芳) (the "Lessor") for a term of 3 years commencing from the date of listing of the Company's shares on The Stock Exchange of Hong Kong Limited at an annual rent of RMB1,044,000, exclusive of management fees, water and electricity charges.
2. Heshan World Fair Electronics Technology Ltd. is a 100% interest owned subsidiary of the Company.
3. We have been provided with a legal opinion on the legality of the tenancy agreement to the property issued by the Company's PRC legal advisers, which contains, *inter alia*, the following:
 - a. The Lessor is a connected party to the Company;
 - b. The Lessor has obtained legal and valid Real Estate Title Certificates in respect of the property or has legally purchased the property and has the rights to lease the property in accordance with the PRC laws, the lease in respect of the property is legal and valid;
 - c. The form and content of the Tenancy Agreement in respect of the property are consistent with the relevant PRC laws and regulations and are legal, valid and enforceable on the relevant parties. The Group's rights to use the property in accordance with the Tenancy Agreement are confirmed and protected by the PRC laws; and
 - d. The Tenancy Agreement should be registered with the relevant local authorities by the Lessor, however, as the lessee, the Group will not be subject to any penalty arising from the Lessor's failure to procure such absence of registration according to the local laws and the Tenancy Agreement will not be affected by such absence of registration.

VALUATION CERTIFICATE

Property interest leased and occupied by the Group in Hong Kong with commencement date of the tenancy after the date of valuation

Property	Description and tenure	Particulars of occupancy
Suites 2603 to 2604 26th Floor Tower 2, Nina Tower No. 8 Yeung Uk Road Tsuen Wan New Territories Hong Kong	<p>The property comprises 2 office units on the 26th floor of an 82-storey composite building (office and hotel) completed in about 2007.</p> <p>The property has a total lettable area of approximately 10,582 sq.ft. (983.10 sq.m.)</p> <p>Pursuant to a Tenancy Agreement entered into between World Wide Touch Technology (Holdings) Limited, Cybertouch-Tech Company Limited and Cyber Energy Limited, as Tenant and Ying Ho Company Limited, Cheong Ming Investment Company Limited, Dorfolk Investments Limited, Kwong Fook Investors & Developers Limited, The World Realty Limited, On Lee Investment Company Limited, Yau Fook Hong Company Limited and Tsing Lung Investment Company Limited as Landlord, independent third parties, the property is leased by the Group for a term of 3 years commencing from 1 May 2010 and expiring on 30 April 2013. (see note 2 below for details).</p>	The property is currently occupied by the Group for office purpose.

Notes:

- The registered owners of the property are Ying Ho Company Limited (671/1000), Cheong Ming Investment Company Limited (85/1000), Dorfolk Investments Limited (8/1000), Kwong Fook Investors & Developers Limited (9/1000), The World Realty Limited (30/1000), On Lee Investment Company Limited (1/1000), Yau Fook Hong Company Limited (181/1000) and Tsing Lung Investment Company Limited (15/1000) (Tenants in common) vide New Grant No. 6890 of Tsuen Wan Town Lot No. 353.
- Pursuant to a Tenancy Agreement dated 12 April 2010, the property is leased for a term of 3 years commencing from 1 May 2010 and expiring on 30 April 2013 in favour of World Wide Touch Technology (Holdings) Limited, Cybertouch-Tech Company Limited and Cyber Energy Limited at a monthly rent of HKD148,148, exclusive of rates, management fees and air-conditioning charges with an option to renew for a further term of 2 years upon expiration.
- World Wide Touch Technology (Holdings) Limited, Cybertouch-Tech Company Limited and Cyber Energy Limited are 100% interest owned subsidiaries of the Company.