

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 of July 31, 2010 of the property interests of the Group.



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September 13, 2010

The Board of Directors
MicroPort Scientific Corporation
P.O. Box 309
Ugland House
Grand Cayman, KY1-1104
Cayman Islands

Dear Sirs,

In accordance with your instructions to value the properties in which MicroPort Scientific Corporation (the "Company") and its subsidiaries (hereinafter together referred to as the "Group") have interests in the People's Republic of China (the "PRC") and the Netherlands, 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 July 31, 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".

We have valued the property interests of property nos. 1 and 2 in Group I and property no. 4 in Group II by direct comparison approach assuming sale of the property interests in their existing state with the benefit of immediate vacant possession and by making reference to comparable sales transactions as available in the relevant market.

Where, due to the nature of the building of the property interest of property no. 3 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 optimization." 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 optimization. The depreciated replacement cost of the property interest is subject to adequate potential profitability of the concerned business.

We have attributed no commercial value to the property interest in Group III, which has not been assigned to the Group as at the date of valuation, thus the title of the property is not invested in the Group.

We have attributed no commercial value to the property interests in Groups IV and V, 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 published by the Royal Institution of Chartered Surveyors; the HKIS Valuation Standards on Properties published by the Hong Kong Institute of Surveyors; and the International Valuation Standards published 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 shown copies of various title documents including Real Estate Title Certificates, Building Ownership 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 — Jun He Law Offices, concerning the validity of the property interests in the PRC.

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. 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 summarized 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, the United Kingdom and the Asia-Pacific region.

SUMMARY OF VALUES

Group I — Property interests held and occupied by the Group in the PRC

No.	Property	Capital value in existing state as at July 31, 2010 RMB	Interest attributable to the Group	Capital value attributable to the Group as at July 31, 2010 RMB
1.	A 4-storey building Block No. 24, Lane 588 Tianxiong Road Zhoupu Town Pudong New District Shanghai The PRC	19,604,000	100%	19,604,000
2.	A 5-storey building Block No. 23, Lane 588 Tianxiong Road Zhoupu Town Pudong New District Shanghai The PRC	21,675,000	100%	21,675,000
3.	A 3-storey building No. 501 Newton Road Zhangjiang Hi-Tech Development Zone Pudong New District Shanghai The PRC	52,619,000	100%	52,619,000
	Sub-total:	<u>93,898,000</u>		<u>93,898,000</u>

Group II — Property interest held for future development by the Group in the PRC

No.	Property	Capital value in existing state as at July 31, 2010 <i>RMB</i>	Interest attributable to the Group	Capital value attributable to the Group as at July 31, 2010 <i>RMB</i>
4.	A parcel of land located at Lot 5/40 Block No. 15 Zhangjiang Hi-Tech Zone Pudong New District Shanghai The PRC	31,767,000	100%	31,767,000
Sub-total:		<u>31,767,000</u>		<u>31,767,000</u>

Group III — Property interest contracted to be acquired by the Group in the PRC

No.	Property	Capital value in existing state as at July 31, 2010 <i>RMB</i>	Interest attributable to the Group	Capital value attributable to the Group as at July 31, 2010 <i>RMB</i>
5.	A 5-storey building Block No. 28, Lane 588 Tianxiong Road Zhoupu Town Pudong New District Shanghai The PRC	No commercial value	100%	No commercial value
Sub-total:		<u>Nil</u>		<u>Nil</u>

Group IV — Property interests rented and occupied by the Group in the PRC

No.	Property	Capital value attributable to the Group as at July 31, 2010 <i>RMB</i>
6.	2 units on Level 1 of a building Block No. 26, Lane 588 Tianxiong Road Zhoupu Town Pudong New District Shanghai The PRC	No commercial value
7.	A building, Block No. 4, No. 51 Hangfan Road Damai Wan Industrial Park Hangtou Town Pudong New District Shanghai The PRC	No commercial value
8.	Rooms 01, 02, 03, 05, 06 and 07 on Level 13 of a building Block C of Chengming Apartment No. 2 Xizhimen South Avenue Xicheng District Beijing The PRC	No commercial value
9.	Room 502 of a building Block 3 No. 5 Dibo Yayuan The Sixth Avenue Hedong District Tianjin The PRC	No commercial value
10.	Room 304, Entrance 1, Block No. 2 Section 8 of Luneng Lingxiu Cheng Erhuan South Road Shizhong District Jinan City Shandong Province The PRC	No commercial value

No.	Property	Capital value attributable to the Group as at July 31, 2010 <i>RMB</i>
11.	Room 1103 of Entrance C of Chengshi Yinxiang No. 52 Changhu Road Qingxiu District Nanning City Guangxi Zhuang Autonomous Region The PRC	No commercial value
12.	Rooms 608, 609, 610, 611, 618 and 619 on Level 6 of a building No. 19 Xijing Road Bada Chu Hi-Tech Development Zone Shi Jingshan District Beijing The PRC	No commercial value
13.	Rooms 217, 221 and 222 on Level 2 of a building No. 19 Xijing Road Bada Chu Hi-Tech Development Zone Shi Jingshan District Beijing The PRC	No commercial value
14.	Level 3 and a portion of Level 1 of a building Block 1 No. 400 Fangchun Road Zhangjiang Hi-Tech Zone Pudong New District Shanghai The PRC	No commercial value
Sub-total:		<u><u>Nil</u></u>

Group V — Property interest rented and occupied by the Group in the Netherlands

No.	Property	Capital value attributable to the Group as at July 31, 2010 <i>RMB</i>
15.	A unit on Level 2 of a building Kellenseweg 4 Tiel Tiel 4004 JD Gelderland The Netherlands	No commercial value
	Sub-total:	<u><u>Nil</u></u>
		Capital value attributable to the Group as at July 31, 2010 <i>RMB</i>
	Grand total:	<u><u>125,665,000</u></u>
		Capital value in existing state as at July 31, 2010 <i>RMB</i>
		<u><u>125,665,000</u></u>

VALUATION CERTIFICATE

Group I — Property interests held and occupied by the Group in the PRC

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
1.	A 4-storey building Block No. 24 Lane 588 Tianxiong Road Zhoupu Town Pudong New District Shanghai The PRC	The property comprises a 4-storey building which was completed in about 2008. The building has a gross floor area of approximately 2,315.92 sq.m. The land use rights of the property have been granted for a term of 50 years expiring on December 30, 2056 for industrial use.	The property is currently occupied by the Group for office, production and research purposes.	19,604,000 100% interest attributable to the Group: RMB19,604,000

Notes:

- Pursuant to a Sale & Purchase Contract dated 22 May 2008, entered into between Shanghai Jinding Investment Development Co., Ltd. (“Shanghai Jinding”, 上海今鼎投資發展有限公司) and Shanghai MicroPort Lifesciences Co., Ltd. (“MP Lifesciences Shanghai”, 上海微創生命科技有限公司), an indirect wholly-owned subsidiary of the Company, the property with a gross floor area of approximately 2,317 sq.m. was purchased by MP Lifesciences Shanghai at a consideration of RMB15,523,900.
- Pursuant to a Real Estate Title Certificate — Hu Fang Di Nan Zi (2009) Di No. 026525 (滬房地南字(2009)第026525號), the land use rights of the property have been granted to MP Lifesciences Shanghai for a term of 50 years expiring on December 30, 2056 for industrial use and the building with a gross floor area of approximately 2,315.92 sq.m. is owned by MP Lifesciences Shanghai.
- 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:

MP Lifesciences Shanghai legally and completely owns the property and is entitled to occupy, use, mortgage, lease, transfer or otherwise dispose of the property.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
2.	A 5-storey building Block No. 23, Lane 588 Tianxiong Road Zhoupu Town Pudong New District Shanghai The PRC	The property comprises a 5-storey building which was completed in about 2008. The building has a gross floor area of approximately 2,586.85 sq.m. The land use rights of the property have been granted for a term of 50 years expiring on December 30, 2056 for industrial use.	The property is currently occupied by the Group for office, production and research purposes.	21,675,000 100% interest attributable to the Group: RMB21,675,000

Notes:

- Pursuant to a Sale & Purchase Contract dated 22 May 2008, entered into between Shanghai Jinding Investment Development Co., Ltd. (“Shanghai Jinding”, 上海今鼎投資發展有限公司) and Shanghai MicroPort Lifesciences Co., Ltd. (“MP Lifesciences Shanghai”, 上海微創生命科技有限公司), an indirect wholly-owned of the Company, the property with a gross floor area of approximately 2,535 sq.m. was purchased by MP Lifesciences Shanghai at a consideration of RMB16,984,500.
- Pursuant to a Supplementary Agreement of the Sale & Purchase Contract entered into between Shanghai Jinding, MP Lifesciences Shanghai and Shanghai MicroPort Orthopedics Co., Ltd. (“MP Orthopedics”, 上海微創骨科醫療科技有限公司), an indirect wholly-owned subsidiary of the Company, the property was contracted to be transferred to MP Orthopedics.
- Pursuant to a Real Estate Title Certificate — Hu Fang Di Pu Zi (2009) Di No. 211312 (滬房地浦字2009第211312號), the land use rights of the property have been granted to MP Orthopedics for a term of 50 years expiring on December 30, 2056 for industrial use and the building with a gross floor area of approximately 2,586.85 sq.m. is owned by MP Orthopedics.
- 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:

MP Orthopedics legally and completely owns the property and is entitled to occupy, use, mortgage, lease, transfer or otherwise dispose of the property.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
3.	A 3-storey building No. 501 Newton Road Zhangjiang Hi-Tech Development Zone Pudong New District Shanghai The PRC	<p>The property comprises a parcel of land with a site area of approximately 13,320 sq.m. and a 3-storey building erected thereon which was completed in about 2001.</p> <p>The building has a total gross floor area of approximately 9,326.3 sq.m.</p> <p>The land use rights of the property have been granted for a term of 50 years expiring on July 6, 2050 for Hi-tech industrial use.</p>	The property is currently occupied by the Group for office, production, warehouse and research purposes.	<p>52,619,000</p> <p>100% interest attributable to the Group: RMB52,619,000</p>

Notes:

1. Pursuant to a Real Estate Title Certificate — Hu Fang Di Pu Zi (2009) No. 029834 (滬房地浦字(2009)第029834號), the land use rights of a parcel of land with a site area of approximately 13,320 sq.m. have been granted to MicroPort Medical (Shanghai) Co., Ltd. (“MP Shanghai”, 微創醫療器械(上海)有限公司), an indirect wholly-owned subsidiary of the Company, for a term of 50 years expiring on July 6, 2050 for Hi-tech industrial use and the portions of the property with a total gross floor area of approximately 8,781.3 sq.m. is owned by MP Shanghai.
2. We have not been provided with any Real Estate Title Certificate for the remaining portion of the property with a gross floor area of approximately 545 sq.m. on Level 3.
3. In the valuation of the property, we have not attributed any commercial value to the portion of the property mentioned in note 2 which has not obtained any proper title certificate. However, for reference purposes, we are of the opinion that the depreciated replacement cost of the portion of the building (excluding the land) as at the date of valuation would be RMB1,199,000 assuming all relevant title certificates had been obtained and it could be freely transferred.
4. 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. MP Shanghai has legally obtained the land use rights and the building ownership rights of the portions of property stated in note 1 and is entitled to occupy, use, mortgage, lease, transfer or otherwise dispose of the property in accordance with the prescribed usage and during the land tenure;
 - b. For the remaining portion of property stated in note 2 which is temporarily used by the Group, based on the information provided by the Company, there is no Real Estate Title Certificate obtained. If MP Shanghai would occupy, use, profit from or otherwise dispose of the portion of the property, it would not be protected by the PRC’s laws. Moreover, MP Shanghai has not obtained relevant planning and construction permits to start the construction for this portion of the property; and
 - c. Pursuant to a Mortgage Contract dated August 19, 2003, entered into between MP Shanghai and China Construction Bank Pudong Sub-branch, and an Other Rights Certificate — Hao Pu 200914037992 (號浦 200914037992), the portions of the property under the title certificate mentioned in note 1 are subject to a mortgage in favor of China Construction Bank Pudong Sub-branch as security for borrowing bank loan with a maximum amount of RMB6,500,000.

VALUATION CERTIFICATE

Group II — Property interest held for future development by the Group in the PRC

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
4.	A parcel of land located at Lot 5/40 Block No. 15 Zhangjiang Hi-Tech Zone Pudong New District Shanghai The PRC	The property comprises a parcel of land with a site area of approximately 20,416 sq.m. The land use rights of the property have been granted for a term of 50 years expiring on December 31, 2058 for industrial use.	The property is currently vacant.	31,767,000 100% interest attributable to the Group: RMB31,767,000

Notes:

1. Pursuant to a State-owned Land Use Rights Grant Contract dated June 5, 2007, entered into between Zhangjiang Semiconductor Industry Park Development Co., Ltd. (上海張江集成電路產業區開發有限公司) and MicroPort Medical (Shanghai) Co., Ltd. (“MP Shanghai”, 微創醫療器械(上海)有限公司), an indirect wholly-owned subsidiary of the Company, the land use rights of a parcel of land with a site area of approximately 20,416 sq.m. have been contracted to be granted to MP Shanghai, for a term of 50 years at a consideration of RMB32,665,600 for industry use.
2. Pursuant to a Real Estate Title Certificate — Hu Fang Di Pu Zi (2009) Di No. 086881 (滬房地浦字(2009)第086881號), the land use rights of the parcel of land with a site area of approximately 20,416 sq.m. have been granted to MP Shanghai for a term of 50 years expiring on December 31, 2058 for industrial use.
3. Pursuant to a Construction Work Planning Permit — Hu Pu Gui Jian Zhang (2010) FA31011520109182 (滬浦規建張(2010)FA31011520109182) in favor of MP Shanghai, the property with a total planned gross floor area of approximately 70,832 sq.m. have been approved for construction.
4. 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. MP Shanghai has legally obtained the land use rights of the property and is entitled to occupy, use, mortgage, lease, transfer or otherwise dispose of the property in accordance with the prescribed usage and during the land tenure; and
 - b. There is no material legal impediment in obtaining construction permit.

VALUATION CERTIFICATE

Group III — Property interest contracted to be acquired by the Group in the PRC

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
5.	A 5-storey building Block No. 28, Lane 588 Tianxiong Road Zhoupu Town Pudong New District Shanghai The PRC	The property comprises a 5-storey building which was completed in about 2008. The building has a gross floor area of approximately 2,913.44 sq.m. The land use rights of the property have been granted for a term of 50 years expiring on December 30, 2056 for industry use.	The property is currently occupied by the Group for office, production and research purposes.	No commercial value

Notes:

1. Pursuant to a Sale & Purchase Contract entered into between Shanghai Jinding Investment Development Co., Ltd. (“Shanghai Jinding”, 上海今鼎投資發展有限公司) and MicroPort Medical (Shanghai) Co., Ltd. (“MP Shanghai”, 微創醫療器械(上海)有限公司), an indirect wholly-owned subsidiary of the Company, the property with a gross floor area of approximately 2,913.44 sq.m. was purchased by MP Shanghai at a consideration of RMB21,268,112. MP Shanghai has not fully paid the total consideration up to the date of valuation and has not obtained the relevant Real Estate title certificate.
2. 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. There is no material legal impediment for MP Shanghai in obtaining Real Estate Title Certificate upon full payment of the consideration; and
 - b. After obtaining the Real Estate Title Certificate, MP Shanghai will completely and legally obtain the building ownership rights of the property and will be entitled to occupy, use, mortgage, lease, transfer or otherwise dispose of the property.

VALUATION CERTIFICATE

Group IV — Property interests rented and occupied by the Group in the PRC

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
6.	2 units on Level 1 of a building Block No. 26, Lane 588 Tianxiong Road Zhoupu Town Pudong New District Shanghai The PRC	The property comprises 2 units on Level 1 of a 4-storey industrial building completed in about 2008. The units have a total gross floor area of approximately 104 sq.m. The property is sub-leased from an independent third party for a term of one year commencing from March 14, 2010 and expiring on March 13, 2011, at an annual rent of RMB89,856, inclusive of management fees, exclusive of water and electricity charges.	The property is currently occupied by the Group for warehouse purpose.	No commercial value

Notes:

1. Pursuant to a Sub-lease Agreement, the property with a total gross floor area of approximately 104 sq.m. is sub-leased to MicroPort Medical (Shanghai) Co., Ltd. (“MP Shanghai”, 微創醫療器械(上海)有限公司), an indirect wholly-owned subsidiary of the Company, from Shanghai Daoxiang Medical System Co., Ltd. (“Shanghai Daoxiang”, 上海導向醫療系統有限公司), an independent third party, for a term of one year commencing from March 14, 2010 and expiring on March 13, 2011, at an annual rent of RMB89,856, inclusive of management fees, exclusive of water and electricity charges.
2. We have been provided with a legal opinion on the legality of the Sub-lease Agreement to the property issued by the Company’s PRC legal advisers, which contains, inter alia, the following:
 - a. Pursuant to a Real Estate Title Certificate — Hu Fang Di Pu Zi (2009) Di No. 200018 (滬房地浦字(2009)第200018號), the property is owned by Huajiao Shu Remote Medical Network Technology Shanghai Co., Ltd. (“Huajiao Shu Remote Medical Network”, 花椒樹遠程醫學網絡科技(上海)有限公司, formerly known as Huajiao Shu Remote Investment Consulting (Shanghai) Co., Ltd. (“Huajiao Shu Investment” 花椒樹投資諮詢(上海)有限公司));
 - b. Pursuant to a Consent Letter, Huajiao Shu Remote Medical Network agreed on Shanghai Daoxiang’s sub-leasing the property during the lease term;
 - c. The Sub-lease Agreement is binding on both signing parties;
 - d. MP Shanghai has the legal rights to use the property in accordance with the Sub-lease Agreement; and
 - e. The Sub-lease Agreement has not been registered with relevant government authorities.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
7.	A building Block No. 4, No. 51 Hangfan Road Damai Wan Industrial Park Hangtou Town Pudong New District Shanghai The PRC	The property comprises a single-storey industrial building completed in about 1996. The building has a gross floor area of approximately 500 sq.m. The property is sub-leased from an independent third party for a term of 5 years commencing from March 20, 2009 and expiring on March 19, 2014, at an annual rent of RMB100,320, inclusive of management fees, exclusive of water and electricity charges.	The property is currently occupied by the Group for warehouse purpose.	No commercial value

Notes:

1. Pursuant to a Sub-lease Agreement, the property with a gross floor area of approximately 500 sq.m. is sub-leased to MicroPort Medical (Shanghai) Co., Ltd. ("MP Shanghai", 微創醫療器械(上海)有限公司, an indirect wholly-owned subsidiary of the Company), from Shanghai Fengxiong Jin Industrial Co., Ltd. ("Shanghai Fengxiong", 上海峰雄金實業有限公司), an independent third party, for a term of 5 years commencing from March 20, 2009 and expiring on March 19, 2014, at an annual rent of RMB100,320, inclusive of management fees, exclusive of water and electricity charges. The annual rent will be increased by 4% from the third year.
2. We have been provided with a legal opinion on the legality of the Sub-lease Agreement to the property issued by the Company's PRC legal advisers, which contains, inter alia, the following:
 - a. Pursuant to a Real Estate Title Certificate — Hu Fang Di Nan Zi (2008) Di No. 004742 (滬房地南字(2008)第004742號), the property is owned by Shanghai Damai Wan Ship's Fitments Co., Ltd. ("Damai Wan Ship's Fitments", 上海大麥灣船舶附件有限公司);
 - b. Pursuant to a Consent Letter dated March 5, 2009, Damai Wan Ship's Fitment agreed on Shanghai Fengxiong's sub-leasing the property during the lease term;
 - c. The Sub-lease Agreement is binding on both signing parties;
 - d. MP Shanghai has the legal rights to use the property in accordance with the Sub-lease Agreement; and
 - e. The Sub-lease Agreement has not been registered with relevant government authorities.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
8.	Rooms 01, 02, 03, 05, 06 and 07 on Level 13 of a building Block C of Chengming Apartment No. 2 Xizhimen South Avenue Xicheng District Beijing The PRC	<p>The property comprises 6 units on Level 13 of a 28-storey office building completed in about 1999.</p> <p>The units have a total gross floor area of approximately 950.46 sq.m.</p> <p>The property is leased from an independent third party for a term of 3 years commencing from November 20, 2009 and expiring on November 19, 2012, at an annual rent of RMB884,640, 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, the property with a total gross floor area of approximately 950.46 is leased to MicroPort Medical (Shanghai) Co., Ltd. Beijing Sub Branch (“MP Shanghai Beijing Sub Branch”, 微創醫療器械（上海）有限公司北京分公司, an indirect wholly-owned subsidiary of the Company), from Beijing Chengming Apartment Co., Ltd. (“Beijing Chengming”, 北京成銘大廈有限公司, an independent third party), for a term of 3 years commencing from November 20, 2009 and expiring on November 19, 2012, at an annual rent of RMB884,640, exclusive of management fees, water and electricity charges.
2. 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. Pursuant to a Pre-sale Permit — Jing Fang Shi Wai Zheng Zi Di No. 256 (京房市外證字第256號) in favor of Beijing Chengming, Beijing Chengming is entitled to sale the property;
 - b. Pursuant to a Consent Letter dated March 30, 2010, the Building Ownership Certificate of the property is under application. Beijing Chengming legally owns the building ownership rights;
 - c. The Tenancy Agreement is binding on both signing parties;
 - d. MP Shanghai Beijing Sub-Branch has the legal rights to use the property in accordance with the Tenancy Agreement; and
 - e. The Tenancy Agreement has not been registered with relevant government authorities.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
9.	Room 502 of a building Block 3 No. 5 Dibo Yayuan The Sixth Avenue Hedong District Tianjin The PRC	<p>The property comprises a unit on Level 5 of a 5-storey residential building completed in about 2007.</p> <p>The unit has a gross floor area of approximately 110 sq.m.</p> <p>The property is leased from an independent third party for a term of one year commencing from December 1, 2009 and expiring on November 30, 2010, at an annual rent of RMB70,000, inclusive of management fees, exclusive of 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, the property with a gross floor area of approximately 110 sq.m. is leased to MicroPort Medical (Shanghai) Co., Ltd. (“MP Shanghai”, 微創醫療器械(上海)有限公司), an indirect wholly-owned subsidiary of the Company, from Jia Zhenlin (賈真琳), an independent third party, for a term of one year commencing from December 1, 2009 and expiring on November 30, 2010, at an annual rent of RMB70,000, inclusive of management fees, exclusive of water and electricity charges.
2. 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. Pursuant to a Real Estate Title Certificate — Fang Di Zheng Jin Zi Di No. 102020815023 (房地証津字第 102020815023 號), the property is owned by Jia Zhenlin;
 - b. The Tenancy Agreement is binding on both signing parties;
 - c. MP Shanghai has the legal rights to use the property in accordance with the Tenancy Agreement; and
 - d. The Tenancy Agreement has not been registered with relevant government authorities.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
10.	Room 304, Entrance 1, Block No. 2, Section 8 of Luneng Lingxiu Cheng Erhuan South Road Shizhong District Jinan City Shandong Province The PRC	<p>The property comprises a unit on Level 3 of a 29-storey residential building completed in about 2009.</p> <p>The unit has a gross floor area of approximately 91.85 sq.m.</p> <p>The property is sub-leased from an independent third party for a term of one year commencing from January 1, 2010 and expiring on December 31, 2010, at an annual rent of RMB42,000, 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 Sub-lease Agreement, the property with a gross floor area of approximately 91.85 sq.m. is sub-leased to MicroPort Medical (Shanghai) Co., Ltd. (“MP Shanghai”, 微創醫療器械(上海)有限公司), an indirect wholly-owned subsidiary of the Company, from Shandong Luneng Property Management Co., Ltd. Jinan Sub Branch (“Shandong Luneng”, 山東魯能物業有限公司濟南分公司), an independent third party, for a term of one year commencing from January 1, 2010 and expiring on December 31, 2010, at an annual rent of RMB42,000, exclusive of management fees, water and electricity charges.
2. We have been provided with a legal opinion on the legality of the Sub-lease Agreement to the property issued by the Company’s PRC legal advisers, which contains, inter alia, the following:
 - a. Pursuant to a Building Ownership Certificate — Ji Fang Quan Zheng Zhong Zi Di No. 163396 (濟房權証中字第 163396 號), the property is owned by Li Bin (李斌);
 - b. Pursuant to a Consent Letter dated November 2, 2009, Li Bin agreed on Shandong Luneng’s sub-leasing the property during the lease term;
 - c. The Sub-lease Agreement is binding on both signing parties;
 - d. MP Shanghai has the legal rights to use the property in accordance with the Sub-lease Agreement; and
 - e. The Sub-lease Agreement has not been registered with relevant government authorities.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
11.	Room 1103 of Entrance C of Chengshi Yinxiang No. 52 Changhu Road Qingxiu District Nanning City Guangxi Zhuang Autonomous Region The PRC	<p>The property comprises a unit on Level 11 of a 25-storey residential building completed in about 2009.</p> <p>The unit has a gross floor area of approximately 93.04 sq.m.</p> <p>The property is leased from an independent third party for a term of one year commencing from December 1, 2009 and expiring on November 30, 2010, at an annual rent of RMB33,696, 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, the property with a gross floor area of approximately 93.04 sq.m. is leased to MicroPort Medical (Shanghai) Co., Ltd. ("MP Shanghai", 微創醫療器械(上海)有限公司), an indirect wholly-owned subsidiary of the Company, from Su Li (蘇利), an independent third party, for a term of one year commencing from December 1, 2009 and expiring on November 30, 2010, at an annual rent of RMB33,696, exclusive of management fees, water and electricity charges.
2. 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. Pursuant to a Building Ownership Certificate — Yong Fang Quan Zheng Zi Di No. 01836286 (邕房權証字第01836286號), the property is owned by Su Li;
 - b. The Tenancy Agreement is binding on both signing parties;
 - c. MP Shanghai has the legal rights to use the property in accordance with the Tenancy Agreement; and
 - d. The Tenancy Agreement has not been registered with relevant government authorities.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
12.	Rooms 608, 609, 610, 611, 618 and 619 on Level 6 of a building No. 19 Xijing Road Bada Chu Hi-Tech Development Zone Shi Jingshan District Beijing The PRC	<p>The property comprises 6 units on Level 6 of a 6-storey office building completed in about 1999.</p> <p>The units have a total gross floor area of approximately 240 sq.m.</p> <p>The property is leased from an independent third party for a term of one year commencing from January 5, 2010 and expiring on January 4, 2011, at an annual rent of RMB69,600, 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, the property with a total gross floor area of approximately 240 sq.m. is leased to MicroPort Lifesciences (Beijing) Co., Ltd. (“MP Lifesciences Beijing”, 微創（北京）生命醫學科技有限公司), an indirect wholly-owned subsidiary of the Company, from Beijing Li An Ming Communication Equipment Manufacturing Co., Ltd. (“Beijing Li An Ming”, 北京立安明通訊設備製造有限責任公司), an independent third party, for a term of one year commencing from January 5, 2010 and expiring on January 4, 2011, at an annual rent of RMB69,600, exclusive of management fees, water and electricity charges.
2. 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. Pursuant to a Building Ownership Certificate — Jing Fang Quan Zheng Shi Qi Zi Di No. 00119 (京房權証石其字第 00119 號), the property is owned by Beijing Li An Ming;
 - b. The Tenancy Agreement is binding on both signing parties;
 - c. MP Lifesciences Beijing has the legal rights to use the property in accordance with the Tenancy Agreement; and
 - d. The Tenancy Agreement has not been registered with relevant government authorities.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
13.	Rooms 217, 221 and 222 on Level 2 of a building No. 19 Xijing Road Bada Chu Hi-Tech Development Zone Shi Jingshan District Beijing The PRC	<p>The property comprises 3 units on Level 2 of a 6-storey office building completed in about 1999.</p> <p>The units have a total gross floor area of approximately 112 sq.m.</p> <p>The property is leased from an independent third party for a term of one year commencing from September 15, 2009 and expiring on September 14, 2010, at an annual rent of RMB52,416, 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, the property with a total gross floor area of approximately 112 sq.m. is leased to Beijing Pange Rui Medical Instrument Technology Co., Ltd. ((北京潘格瑞醫療器械科技有限公司), the former name of MicroPort Lifesciences (Beijing) Co., Ltd. (“MP Lifesciences Beijing”, 微創(北京)生命醫學科技有限公司), an indirect wholly-owned subsidiary of the Company, from Beijing Li An Ming Communication Equipment Manufacturing Co., Ltd. (“Beijing Li An Ming”, 北京立安明通訊設備製造有限責任公司), an independent third party, for a term of one year commencing from September 15, 2009 and expiring on September 14, 2010, at an annual rent of RMB52,416, exclusive of management fees, water and electricity charges.
2. 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. Pursuant to a Building Ownership Certificate — Jing Fang Quan Zheng Shi Qi Zi Di No. 00117 (京房權証石其字第00117號), the property is owned by Beijing Li An Ming;
 - b. The Tenancy Agreement is binding on both signing parties;
 - c. MP Lifesciences Beijing has the legal rights to use the property in accordance with the Tenancy Agreement; and
 - d. The Tenancy Agreement has not been registered with relevant government authorities.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 RMB
14.	Level 3 and a portion of Level 1 of a building Block 1 No. 400 Fangchun Road Zhangjiang Hi-Tech Zone Pudong New District Shanghai The PRC	<p>The property comprises Level 3 and a portion of Level 1 of a 5-storey industrial building completed in about 2007.</p> <p>The property has a total gross floor area of approximately 2,364 sq.m.</p> <p>The property is leased from an independent third party for commencing from July 23, 2010 and expiring on July 22, 2013, at a current annual rent of RMB1,308,890, exclusive of management fees, water and electricity charges.</p>	The property is currently vacant.	No commercial value

Notes:

1. Pursuant to a Tenancy Agreement dated July 2, 2010 and a Supplementary Agreement dated July 21, 2010, the property with a total gross floor area of approximately 2,364 sq.m. is leased to MircroPort Medical (Shanghai) Co., Ltd. (“MP Shanghai”, 微創醫療器械(上海)有限公司), a wholly-owned subsidiary of the Company, from Shanghai Hongzheng Asset Management Co., Ltd. (“Shanghai Hongzheng”, 上海市虹正資產經營有限公司), an independent third party, commencing from July 23, 2010 and expiring on July 22, 2013, at an annual rent of RMB1,308,890 for the first year, RMB1,391,526 for the second year and RMB1,474,162 for the third year, exclusive of management fees, water and electricity charges.
2. We have been provided with a legal opinion on the legality of the Tenancy Agreement and the Supplementary Agreement to the property issued by the Company’s PRC legal advisers, which contains, inter alia, the following:
 - a. Pursuant to a Real Estate Title Certificate — Hu Fang Di Pu Zi (2010) Di No. 029664 (滬房地浦字(2010)第029664號), the property is owned by Shanghai Hongzheng;
 - b. The Tenancy Agreement and the Supplementary Agreement are binding on both signing parties; and
 - c. MP Shanghai has the legal rights to use the property in accordance with the Tenancy Agreement and the Supplementary Agreement.

VALUATION CERTIFICATE

Group V — Property interest rented and occupied by the Group in the Netherlands

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at July 31, 2010 <i>RMB</i>
15.	A unit on Level 2 of a building Kellenseweg 4 Tiel 4004JD Gelderland The Netherlands	<p>The property comprises a unit on Level 2 of 2-storey office building completed in about 1996.</p> <p>The unit has a lettable area of approximately 20 sq.m</p> <p>The property is leased from an independent third party for a term of one year commencing from November 1, 2009 and expiring on October 31, 2010, at an annual rent of EUR2,808, exclusive of the fees for additional supplies, services and the value appreciation tax (“VAT”).</p>	The property is currently occupied by the Group for office purpose.	No commercial value

Notes:

Pursuant to a Tenancy Agreement, a unit with a lettable area of approximately 20 sq.m. is leased to MicroPort Medical B.V. (“MP B.V.”, a directly wholly-owned subsidiary), from Hartentwee B.V., an independent third party, for a term of one year commencing from November 1, 2009 and expiring on October 31, 2010, at an annual rent of EUR2,808, exclusive of the fees for additional supplies, services and the VAT.