

*The following is the text of letter and valuation certificate on property interests of the Group as at 31 August 2010 prepared by LCH (Asia-Pacific) Surveyors Limited for the purpose of inclusion in this prospectus.*



利駿行測量師有限公司  
**LCH (Asia-Pacific)** Surveyors Limited  
PROFESSIONAL SURVEYOR  
PLANT AND MACHINERY VALUER  
BUSINESS & FINANCIAL SERVICES VALUER

*The readers are reminded that the report which follows has been prepared in accordance with the guidelines set by the HKIS Valuation Standards on Properties, First Edition, 2005 (the “HKIS Standards”) published by the Hong Kong Institute of Surveyors (the “HKIS”). The standard entitles the valuer to make assumptions which may on further investigation, for instance by the readers’ legal representative, prove to be inaccurate. Any exception is clearly stated below. Headings are inserted for convenient reference only and have no effect in limiting or extending the language of the paragraphs to which they refer. It is emphasised that the findings and conclusion presented below are based on the documents and facts known to the valuer at the date of this report. If additional documents and facts are made available, the valuer reserves the right to amend this report and its conclusion.*

17th Floor  
Champion Building  
287–291 Des Voeux Road Central  
Hong Kong

27 September 2010

The Board of Directors  
Great Harvest Maeta Group Holdings Limited  
12th Floor  
No. 200 Gloucester Road  
Wanchai  
Hong Kong

Dear Sirs,

In accordance with your instructions to us to report the existing status of a property in which Great Harvest Maeta Group Holdings Limited (hereinafter referred to as the “Company”) and its subsidiaries (hereinafter together with the Company referred to as the “Group”) have short-term leasehold interests in Hong Kong, we confirm that we have conducted physical inspection, made relevant enquiries and obtained such further information as we consider necessary to support our findings and conclusion of the property as at 31 August 2010 (hereinafter referred to as the “Relevant Date”) for incorporating into this prospectus for the Company’s shareholders’ reference.

We understand that the use of our work product (regardless of form of presentation) will form part of the Company’s due diligence but we have not been engaged to make specific sale or purchase recommendations. We further understand that the use of our work

product will not supplant other due diligence which the Company should conduct in reaching its business decision regarding the property reviewed. Our work is designed solely to provide information that will give the management of the Company a reference in the course of its internal due diligence, and our work should not be the only factor to be referenced by the Company.

### **FINDINGS**

We have assigned no commercial value to the property, which is subject to an operating lease in Hong Kong, due mainly to the short-term nature of the tenancy agreement or prohibition against assignment or sub-letting or lack of substantial profit rents.

As at the Latest Practicable Date of this prospectus, we were unable to identify any adverse news against the property which may affect the reported findings in this report. Thus, we are not in the position to report and comment on its impact (if any) to the property. However, should it be established subsequently that such news did exist at the Relevant Date, we reserve the right to adjust the conclusion reported herein.

### **ESTABLISHMENT OF TITLE**

We have not been provided with title documents regarding the property, however, we have conducted title searches of the property in the Land Registry of Hong Kong. We have not examined the original documents to verify the ownership and encumbrances or to ascertain the existence of any lease amendments, which may not appear on the copies handed to us. All documents disclosed (if any) are for reference only and no responsibility is assumed for any legal matters concerning the legal title and the rights (if any) to the property. Any responsibility for our misinterpretation of the documents cannot be accepted.

### **INSPECTIONS AND INVESTIGATIONS OF THE PROPERTY IN ACCORDANCE WITH VS4 OF THE HKIS STANDARDS**

We have inspected the exterior, and where possible, the interior of the property in respect of which we have been provided with such information as we have requested for the purpose of our work. We have not inspected those parts of the property which were covered, unexposed, not being arranged, excluded or inaccessible and such parts have been assumed to be in reasonable condition. We cannot express an opinion about or advice upon the condition of the property and the attached valuation certificate should not be taken as making any implied representation or statement about the condition of the property. No structural survey, investigation or examination has been made, but in the course of our inspection, we did not note any serious defects in the property inspected. We are not, however, able to report that the property is free from rot, infestation or any other structural defects. No tests were carried out to the services (if any) and we are unable to identify those services covered, unexposed or inaccessible.

We have not carried out on-site measurements to verify the correctness of the various areas of the property, but have assumed that the areas shown on the documents and official plans handed to us are correct. All dimensions, measurements and areas are approximations.

Our engagement and the agreed procedures did not include an independent land survey to verify the legal boundaries of the property. We need to state that we are not in the land survey profession, therefore, we are not in the position to verify or ascertain the correctness of the legal boundaries of the property that appeared on the documents handed to us. No responsibility from our part is assumed. The management of the Company or interested party in the property should conduct their own legal boundaries due diligence work.

### **SOURCES OF INFORMATION AND ITS VERIFICATION IN ACCORDANCE WITH VS5 OF THE HKIS STANDARDS**

In the course of our work, we have been provided with copies of the document regarding the property, and these copies have been referenced without further verifying with the relevant bodies and/or authorities. Our procedures did not require us to conduct any inspection of the original documents to verify ownership or to verify any amendment which may not appear on the copies handed to us. We need to state that we are not attorney of laws by nature, therefore, we are not in the position to advise and comment on the legality and effectiveness of the documents provided by the management of the Company.

We have relied solely on the information provided by the management of the Company or its appointed personnel without further verification and have fully accepted advice given to us on such matters as planning approvals or statutory notices, locations, titles, easements, tenure, occupation, rental, floor areas and all other relevant matters.

The scope of our work has been determined by reference to the property list provided by the management of the Company. The property on the list has been included in our report. The management of the Company has confirmed to us that it has no property interest other than those specified on the list supplied to us.

Information furnished by others, upon which all or portions of our work product are based, is believed to be reliable but has not been verified in all cases. Our procedures to work do not constitute an audit, review, or compilation of the information provided. Thus, no warranty is made nor liability assumed for the accuracy of any data, advice, opinions, or estimates identified as being furnished by others which have been used in formulating our work product.

When we adopted the work products from other professions, external data providers and the management of the Company in our work, the assumptions and caveats that adopted by them in arriving at their figures also applied in our work. The procedures we have taken do not provide all the evidence that would be required in an audit and, as we have not performed an audit, accordingly, we do not express an audit opinion.

We are unable to accept any responsibility for the information that has not been supplied to us by the management of the Company or its appointed personnel. Also, we have sought and received confirmation from the management of the Company or its appointed personnel that no material factors have been omitted from the information supplied. Our analysis and conclusion are based upon full disclosure between us and the Company of material and latent facts that may affect the findings.

We have had no reason to doubt the truth and accuracy of the information provided to us by the management of the Company. We consider that we have been provided with sufficient information to reach an informed view, and have had no reason to suspect that any material information has been withheld.

Unless otherwise stated, all monetary amounts are in Hong Kong Dollars (“HK\$”).

### **LIMITING CONDITIONS IN THE REPORT**

Our finding of the property in this report is valid only for the stated purpose and only for the Relevant Date, and for the sole use of the named Company. We or our personnel shall not be required to give testimony or attendance in court or to any government agency by reason of this report, and the valuer accepts no responsibility whatsoever to any other person.

Our work has been made on the assumption that no unauthorised alteration, extension or addition has been made in the property, and that the use of the attached valuation certificate should not be used as a building survey of the property. If the management of the Company wants to satisfy them as to the condition of the property, then the management of the Company should obtain a surveyor’s detailed inspection and report of their own.

No responsibility is taken for changes in market conditions and local government policy and no obligation is assumed to revise the attached valuation certificate to reflect events or conditions, which occur or make known to us subsequent to the date hereof.

Neither the whole nor any part of this report or any reference made hereto may be included in any published documents, prospectus or statement, or published in any way, without our written approval of the form and context in which it may appear. Nonetheless, we consent to the publication of this report in this prospectus to the Company’s shareholders’ reference.

Our maximum liability relating to services rendered under this engagement (regardless of form of action, whether in contract, negligence or otherwise) shall be limited to the charges paid to us for the portion of its services or work products giving rise to liability. In no event shall we be liable for consequential, special, incidental or punitive loss, damage or expense (including without limitation, lost profits, opportunity costs, etc.), even if it has been advised of their possible existence.

The Company is required to indemnify and hold us and our personnel harmless from any claims, liabilities, costs and expenses (including, without limitation, attorney’s fees and the time of our personnel involved) brought against, paid or incurred by us at a time and in

any way based on the information made available in connection with our work product except to the extent any such losses, expenses, damages or liabilities are ultimately determined to be the result of gross negligence of our engagement team in conducting its work. This provision shall survive even after the termination of this engagement for any reason.

## STATEMENTS

Our report is prepared in line with the requirements contained in Chapter 5 of The Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited as well as the guidelines contained in the HKIS Standards. The work has been undertaken by valuer (see End Note), acting as external valuer, qualified for the purpose of this engagement.

We retain a copy of this report together with the data from which it was prepared, and these data and documents will, according to the Laws of Hong Kong, keep for a period of 6 years from the date of this report and to be destroyed thereafter. We considered these records confidential, and we do not permit access to them by anyone, with the exception for law enforcement authorities or court order, without the Company's authorisation and prior arrangement made with us.

We hereby certify that the fee for this service is not contingent upon our conclusion of value and we have no significant interest in the property and the Group.

The valuation certificate is attached.

Yours faithfully,  
For and on behalf of  
**LCH (Asia-Pacific) Surveyors Limited**

**Joseph Ho Chin Choi**  
*B.Sc. PgD RPS (GP)*  
*Managing Director*

Contributing valuer:  
**Eugene Lai Chung Yee** *ASc*

*Note:*

Mr. Joseph Ho Chin Choi has been conducting asset valuations and advisory work in Hong Kong, Macau, Taiwan, mainland China, Japan, South East Asia, Australia, Finland, Scotland, Poland, Germany, Argentina, Brazil, Guyana, Canada and the United States of America for various purposes since 1988. Mr. Joseph Ho Chin Choi is a Member of The HKIS and is a valuer on the List of Property Valuers for Undertaking Valuation for Incorporation or Reference in Listing Particulars and Circulars and Valuations in Connection with Takeovers and Mergers published by the HKIS.

## VALUATION CERTIFICATE

Property	Description and occupancy	Amount of valuation in its existing state attributable to the Group as at 31 August 2010
Portion of the 12th Floor No. 200 Gloucester Road Wanchai Hong Kong	<p>The property comprises a portion of an office unit on the 12th Floor of a 30-storeyed commercial building which was completed in 1996.</p> <p>According to the information made available to us, the property comprises an exclusive office floor area of approximately 210 sq. m. (2,260 sq. ft.) together with an non-exclusive right to use the common area and ancillary facilities which include a conference room, machine rooms, a pantry, a reception, lavatories and other common areas on the 12th Floor.</p> <p>According to a tenancy agreement entered into between Toprich (Asia) Limited as landlord and Great Harvest Maeta Group Holdings Limited as tenant on 10 June 2010, the property was leased to the Group for a period commencing from 10 June 2010 and expiring on 31 March 2013 at a monthly rental of HK\$173,766 exclusive of management fee, Government rates but inclusive of electricity, water and air-conditioning charge with an option to renew for a further term of 3 years at the then market rent subject to a cap of not more than 120% of the current rent payment prior to renewal. Under the agreement, the tenant shall enjoy the non-exclusive right to use of the common areas of the building and the ancillary facilities such as the reception area, the conference rooms, the kitchen, the lavatories, and all landings and passages of the entire 12th Floor of the building which are necessary for the proper use and enjoyment of the property.</p> <p>The property is occupied by the Group for office purpose.</p>	No commercial value

*Notes:*

1. The landlord and registered owner of the property is Toprich (Asia) Limited, a related party to the Company.
2. The tenant of the property is Great Harvest Maeta Group Holdings Limited.
3. According to the tenancy agreement, the tenant has the right to terminate the agreement at any time after the first twelve months of the said term and at any time during the renewal term by serving not less than 2 calendar months' prior written notice or payment of two months' rental in lieu of notice to the landlord.
4. The property is subject to a mortgage in favour of Bank of China (Hong Kong) Limited. According to information provided by the management of the Company, the landlord has obtained relevant approval from the mortgagee to lease the property to the tenant.