

*The following is the text of a letter with the summary of values and valuation certificate received from CB Richard Ellis Limited, an independent property valuer, prepared for the purpose of incorporation in this prospectus, in connection with their valuation as at 31 March 2011 of all the property interests of our Group.*

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24 May 2011

The Board of Directors  
Zhengye International Holdings Company Limited  
Office Suite 1712,  
17th Floor,  
Shui On Centre,  
6-8 Harbour Road,  
Wanchai,  
Hong Kong

Dear Sirs,

In accordance with your instructions for us to value the property interests held by Zhengye International Holdings Company Limited (the "Company") and its subsidiaries (hereinafter together know as the "Group") in the People's Republic of China ("the PRC"). We confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the capital values of such property interests as at 31 March 2011 (the "date of valuation").

Our valuation is our opinion of Market Value which is defined 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".

Unless otherwise stated, our valuation is prepared in accordance with the "First Edition of The HKIS Valuation Standards on Properties" published by The Hong Kong Institute of Surveyors ("HKIS"). We have also complied with all the requirements contained in Paragraph 46 of Schedule 3 of the Companies Ordinance (Cap. 32), Chapter 5, Practice Note 12 and Practice Note 16 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules").

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

Under otherwise stated, all the property interests are valued by the comparison method on the assumption that each property can be sold with the benefit of vacant possession. Comparison is based on prices realised on actual transactions or asking price of comparable properties. Comparable properties with similar sizes, character and locations are analyzed, and carefully weighted against all respective advantages and disadvantages of each property in order to arrive at a fair comparison of value.

In valuing the property interests in Group I, which are held by the Group for occupation in the PRC, we have valued each of these property interests by the direct comparison approach assuming sale of each of these property interests in its existing state with the benefit of vacant possession and by making reference to comparable sales transactions as available in the relevant market.

For the property interests in Group II, which is rented by the Group for occupation in the PRC and Hong Kong, we considered it has no commercial value due mainly to the prohibition against assignment or sub-letting and/or due to the lack of substantial profit rent.

In the course of our valuation for the property interests in the PRC, we have relied on the legal opinion provided by the Group's PRC legal advisor, Jingtian & Gongcheng (the "PRC Legal Opinion"). We have been provided with extracts from title documents relating to such property interests. We have not, however, searched the original documents to verify ownership or existence of any amendment which does not appear on the copies handed to us. All documents have been used for reference only.

We have relied to a considerable extent on information given by the Group, in particular, but not limited to, planning approvals, statutory notices, easements, tenancies and floor areas. No on-site measurement has been taken. Dimensions, measurements and areas included in the valuation certificate are only approximations. We have taken every reasonable care both during inspecting the information provided to us and in making relevant enquiries. We have no reason to doubt the truth and accuracy of the information provided to us by the Group, which is material to the valuation. We were also advised by the Group that no material facts have been omitted from the information provided to us.

We have inspected the properties to such extent as for the purpose of this valuation. In the course of our inspection, we did not notice any serious defects. However, we have not carried out any structural survey nor any tests were made on the building services. Therefore, we are not able to report whether the properties are free of rot, infestation or any other structural defects. We have not carried out investigations on the site to determine the suitability of the ground conditions and the services etc. for any future development.

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

Unless otherwise stated, all monetary amounts are stated in Renminbi ("RMB").

We enclose herewith a summary of values and our valuation certificate.

Yours faithfully,  
For and on behalf of  
**CB Richard Ellis Limited**  
**Leo MY Lo**  
*MHKIS MRICS*  
*Director*  
*Valuation & Advisory Services*

*Note:* Mr. Leo MY Lo is a member of Royal Institution of Chartered Surveyors and a member of the Hong Kong Institute of Surveyors. He has over 7 years' valuation experience in the PRC, Hong Kong and the Asia Pacific Region.

## SUMMARY OF VALUES

Property Interests	Capital Value in existing state as at 31 March 2011 (RMB)	Interests attributable to the Group	Capital Value attributable to the Group as at 31 March 2011 (RMB)
<b>Group I — Property interests held by the Group for occupation in the PRC</b>			
1. An industrial complex located in Xindi Village, Huangpu Town, Zhongshan City, Guangdong Province, the PRC	202,600,000	100%	202,600,000
2. A parcel of land located in Tianchengwei, North Island Second Economic Cooperative, Dongsheng Town, Zhongshan City, Guangdong Province, the PRC	7,080,000	100%	7,080,000
3. An industrial building located in Dongsheng Town, Zhongshan City, Guangdong Province, the PRC	3,270,000	100%	3,270,000
4. An industrial complex located at Fu Shan Industrial Zone, Zhugang Avenue, Doumen District, Zhuhai City, Guangdong Province, the PRC	60,600,000	100%	60,600,000
		<b>Group I Sub-total:</b>	<u><b>273,550,000</b></u>

Property Interests	Capital Value in existing state as at 31 March 2011 <i>(RMB)</i>	Interests attributable to the Group	Capital Value attributable to the Group as at 31 March 2011 <i>(RMB)</i>
<b>Group II — Property interests rented by the Group for occupation in the PRC and Hong Kong</b>			
5.	Two industrial complexes located in Dongcheng Road, Dongsheng Town, Zhongshan City, Guangdong Province, the PRC		No commercial value
6.	Three workshops, located in Xindi Village, Huangpu Town, Zhongshan City, Guangdong Province, the PRC		No commercial value
7.	A warehouse, located in Dongcheng Road, Dongsheng Town, Zhongshan City, Guangdong Province, the PRC		No commercial value
8.	An industrial complex, located in No. 7 Economic Cooperation, Bai Li Village, Dong Sheng Town, Zhongshan City, Guangdong Province, the PRC		No commercial value
9.	A unit located in Zhengzhou Optic-mechanical Industrial Base, No. 55, Yulan Street, Gao Xin District, Zhengzhou City, Henan Province, the PRC		No commercial value
10.	Office Suite 1712, 17/F, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong		No commercial value
<b>Group II Sub-total:</b>			No commercial value
<b>GRAND TOTAL:</b>			<b>273,550,000</b>

## VALUATION CERTIFICATE

## Group I — Property interests held by the Group for occupation in the PRC

Property	Description and tenure	Details of occupancy	Capital value in existing state as at 31 March 2011 (RMB)
1. An industrial complex located in Xindi Village, Huangpu Town, Zhongshan City, Guangdong Province, the PRC	<p>The property comprises three parcels of land and various buildings and structures erected thereon. The buildings and structures were completed between 1950s and 2000s.</p> <p>The land of the property occupied a site area of approximately 334,292.70 sq.m..</p> <p>The buildings comprise 35 workshops, warehouses, offices with a total gross floor area of approximately 55,224.70 sq.m..</p> <p>As advised by the Group, there are various structures with a total gross floor area of approximately 33,887.70 sq.m..</p> <p>The property is held under various State-owned Land Use Rights Certificates with various terms expiring on 28 March 2054, 25 March 2054 and 11 October 2053 for industrial use.</p>	The property is currently occupied by the Group as workshops, warehouses, offices.	202,600,000 (100% interests attributable to the Group: RMB202,600,000)

*Notes:*

- a) Pursuant to the State-owned Land Use Rights Certificates issued by People's Government of Zhongshan Municipal, the land use rights of the land with a site area of approximately 334,292.70 sq.m. has been granted to the Group with a land use terms of 50 years for industrial use.

**State-owned Land Use Rights**

Certificate Number	Date of Issuance	Site Area (sq.m.)	Use/Expire Date
Zhong Fu Guo Yong (2010) No.010630	6 August 2010	38,346.6	11 October 2053
Zhong Fu Guo Yong (2010) No.011116	28 December 2010	259,533.1	28 March 2054
Zhong Fu Guo Yong(2010) No.011129	28 December 2010	36,413	25 March 2054
		Total: <u>344,292.70</u>	

- b) Pursuant to the following Real Estate Title Certificates issued by People's Government of Zhongshan Municipal, the building ownership of the property with a total gross floor area of approximately 47,046.52 sq. m. has been grant to the Group.

Real Estate Title Certificate Number	Date of Issuance	Gross	
		Floor Area (sq.m.)	Use/Expire Date
Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017492	26 September 2010	1,353.42	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017507	26 September 2010	3,663.77	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017552	26 September 2010	4,221.64	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017518	26 September 2010	2,837.9	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017523	26 September 2010	1,017.41	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017515	26 September 2010	4,354.64	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017531	26 September 2010	1,734.89	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017559	26 September 2010	2,552.5	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No. 0110017548	26 September 2010	1,955.74	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No. 0110017545	26 September 2010	2,686.98	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No. 0110017521	26 September 2010	8,379.95	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No. 0110017540	26 September 2010	597.27	Industrial: 28 March 2054
Yue Fang Di Quan Zheng Zhong Fu Zi No. 0110017549	26 September 2010	656.61	Industrial: 28 March 2054
Yue Fang Di Zheng Zi No. C5783546	19 October 2007	4,567.64	Industrial: 11 October 2053
Yue Fang Di Quan Zheng Zhong Fu Zi No.0110009371	6 August 2010	6,466.16	Industrial: 11 October 2053
		Total:	<u><u>47,046.52</u></u>

- c) As advised by the Group, there are 20 buildings with a total gross floor area of approximately 8,178.18 sq.m. and 25 structures with a total gross floor area of approximately 33,887.70 sq.m. have not obtained relevant construction approvals or building ownership certificates on 31 March 2011, which will be demolished by the Group.
- d) The building of a total gross floor area of approximately 50 sq.m. erected on the site has been leased to Zhong Tang Recycling, with a lease term from 1 November 2010 to 31 October 2013, the monthly rent is RMB800.
- e) A car parking space in a warehouse erected on the site has been leased to Guangdong Development Bank Zhongshan Branch, with a lease term from 3 November 2010 to 2 November 2012, at a yearly rent of RMB10.

- f) We have been provided with a legal opinion on the property prepared by the Group's PRC legal advisor, which contains, inter alia, the following information:
- i) the Group has obtained the State-owned Land Use Rights Certificates, is entitled to legally own the land use rights to the site.
  - ii) Pursuant to the instruction provided by the Group and verified by the Group's PRC legal advisor, the site has not been mortgaged, seized nor subject to any other dispute (save and except those parts which has been mortgaged).
  - iii) For the portion of the property which has been mortgaged, the Group must obtain the mortgagee's consent before transfer or otherwise dispose.
  - iv) In accordance to the PRC laws and regulations, for the buildings on the site which have not obtained the Construction Works Planning Permit, might be punished by the government of paying a fine of 5% to 10% of the construction cost; for the buildings on the site which have not obtained the Construction Works Commencement Permit, might be punished by the demolition within limited time, and associated penalties by the government of paying a fine of 1% to 2% of the construction cost; for the buildings without Construction Works Completion Report, might be punished by the government of paying a fine of 2% to 4% of the construction cost.
  - v) The following portions of the site are subject to mortgages and the transfer, lease and mortgage of such portions shall be subject to the prior consent from the mortgagee:

**Corresponding State-owned**

**Land Use Rights Certificate or**

**Building Ownership Certificate**

<b>Encumbrance Number</b>	<b>Date Instruments</b>	<b>Creditor</b>
44100620110002049	18 February 2011	Agriculture Bank of China Huangpu Branch with a loan of RMB27,280,000
Yue Fang Di Zheng Zi No.5783546, Yue Fang Quan Zheng Zhong Fu Zi No.0110009371, Zhong Fu Guo Yong (2010) No.010630		
(2008) Zhong Yin Zui Di Zi No. 2105	19 August 2008	Guangdong Development Bank Zhongshan Branch with a loan of RMB17,478,240
Zhong Fu Guo Yong (2010) 011129		

**Corresponding State-owned  
Land Use Rights Certificate or  
Building Ownership Certificate**

Encumbrance Number	Date Instruments	Creditor
Xin Yin Yue Jie Di Zi (Zhongshan) No.201008170043	25 June 2010	Industrial Bank Zhongshan Branch with a loan of RMB198,844,500
Zhong Fu Guo Yong (2010) No.011116, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017492, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017507, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017552, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017518, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017523, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017515, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017531, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017559, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017548, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017545, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017521, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017540, Yue Fang Di Quan Zheng Zhong Fu Zi No.0110017549		

- vi) The Group has obtained the ownership of the property and has the rights to lease the property. The tenancy agreements are legal, valid and enforceable.
- vii) The tenancy agreements have not been registered with the relevant real estate authorities, however, the validity of such non-registered tenancy agreement will not be affected.

## VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Capital value in existing state as at 31 March 2011 (RMB)
2. A parcel of land located in Tianchengwei, North Island Second Economic Cooperative, Dongsheng Town, Zhongshan City, Guangdong Province, the PRC	The land of the property occupied a site area of approximately 12,754.22 sq.m..  As advised by the Group, the property will be developed into an Research and Development Center.  The property is held under various State-owned Land Use Rights Certificates with a term expiring on 23 December 2054 for industrial use.	The property is currently vacant	7,080,000 (100% interests attributable to the Group: RMB7,080,000)

*Notes:*

- a) Pursuant to the State-owned Land Use Rights Certificate issued People's Government of Zhongshan Municipal, the land use rights of the land with a site area of approximately 12,754.22 sq.m. has been granted to the Group with a land use term of 50 years for industrial use.

**State-owned Land Use Rights**

Certificate Number	Date of Issuance	Site Area (sq.m.)	Use/Expire Date
Zhong Fu Guo Yong (2004) No. 090570	28 December 2004	12,754.22	Industrial: 23 December 2054
		Total: <u>12,754.22</u>	

- b) We have been provided with a legal opinion on the property prepared by the Group's legal advisor, which contains, inter alia, the following information:
- i) the Group has obtained the State-owned Land Use Rights Certificates, is entitled to legally own the land use rights to the site.
  - ii) Pursuant to the instruction provided by the Group and verified by the lawyer, the site has not been mortgaged, seized nor subject to any other dispute (save and except those parts which has been mortgaged).
  - iii) For the portion of the property which has been mortgaged, the Group must obtain the mortgagee's consent before transfer or otherwise dispose.
  - iv) The following portions of the site are subject to mortgages and the transfer, lease and mortgage of such portions shall be subject to the prior consent from the mortgagee:

**Corresponding State-owned**

Land Use Rights Certificate or Building Ownership Certificate	Encumbrance Number	Date of instruments	Creditor
Zhong Fu Guo Yong (2004) No. 090570	GDY476440120090541	12 November 2009	Bank of China Zhongshan Branch with a loan of RMB7,269,900

## VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Capital value in existing state as at 31 March 2011 (RMB)
3. An industrial building located in Dongsheng Town, Zhongshan City, Guangdong Province, the PRC	As advised by the Group, the property comprises a warehouse with a total gross floor area of approximately 2,082.92 sq.m. erected on the site with a area of approximately 3,241.1 sq.m.  The building was completed in 1990s.  The property is held under a State-owned Land Use Rights Certificate with a term expiring on 16 February 2043 for industrial use.	The property is currently occupied by the Group as warehouse.	3,270,000 (100% interests attributable to the Group: RMB3,270,000)

*Notes:*

- a) Pursuant to the State-owned Land Use Rights Certificates issued by People's Government of Zhongshan Municipal, the land use rights of the land with a site area of approximately 3,241.1 sq.m. has been granted to the Group with a land use term of 50 years for industrial use.

**State-owned Land Use**

Rights Certificate Number	Date of Issuance	Site Area (sq.m.)	Use/Expire Date
Zhong Fu Guo Yong (2004) No. Yi091795	24 March 2005	3,241.1	Industrial: 16 February 2043
		Total: <u>3,241.1</u>	

- b) Pursuant to the Real Estate Title Certificate Yue Fang Di Quan Zheng Zhong Fu Zi No. 0110013468 issued by People's Government of Zhongshan Municipal, the building ownership of the property with a total gross floor area of approximately 2,082.92 sq.m. has been grant to the Group.
- c) We have been provided with a legal opinion on the property prepared by the Group's legal advisor, which contains, inter alia, the following information:
- i) the Group has obtained the State-owned Land Use Rights Certificate and the building ownership certificate, is entitled to legally own the land use rights to the property.
  - ii) Pursuant to the instruction provided by the Group and verified by the lawyer, the site has not been mortgaged, seized nor subject to any other dispute (save and except those parts which has been mortgaged).
  - iii) For the portion of the property which has been mortgaged, the Group must obtain the mortgagee's consent before transfer or otherwise dispose.

- iv) The following portions of the site are subject to mortgages and the transfer, lease and mortgage of such portions shall be subject to the prior consent from the mortgagee:

<b>Corresponding State-owned Land Use Rights Certificate or Building Ownership Certificate</b>	<b>Encumbrance Number</b>	<b>Date of instruments</b>	<b>Creditor</b>
Zhong Fu Guo Yong (2004) No. Yi 09175, Yue Fang Zi Quan Zheng Zhong Fu Zi No. 0110013468	(2010) Zhong Yin Zui Di Zi No. 1606-1	19 November 2010	Guangdong Development Bank Zhongshan Branch with a loan of RMB3,702,800

## VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Capital value in existing state as at 31 March 2011 (RMB)
4. An industrial complex located at Fu Shan Industrial Zone, Zhugang Avenue, Doumen District, Zhuhai City, Guangdong Province, the PRC	<p>The property comprise 3 industrial buildings with a total gross floor area of approximately 29,751.11 sq.m. and various ancillary constructions, occupying a site with an area of approximately 76,130.44 sq.m..</p> <p>As advised by the Group, the property was completed in 2008.</p> <p>The site is held by a State-owned Land Use Rights Certificate for industrial use with a land use term to be expired on 11 December 2055.</p>	The property is currently occupied by the Group as a factory plant.	60,600,000 (100.0% interests attributable to the Group: RMB60,600,000)

*Notes:*

- a) Pursuant to the State-owned Land Use Rights Contract Zhu Guo Tu Gong Zi (Doumen) 2005 No. 2 dated 12 December 2005, the land use rights of a land with a site area of approximately 76,130.44 sq.m. has been contracted to be granted to the Group for industrial use with a consideration of RMB4,796,217.72.
- b) Pursuant to the State-owned Land Use Rights Certificate Yue Fang Di Zheng Zi No. C4451021 dated 6 July 2006, the land use rights of the land, with a site area of approximately 76,130.44 sq.m., has been granted to the Group for industrial use with a land use term to be expired on 11 December 2055.
- c) Pursuant to the following Real Estate Title Certificate issued by Zhongshan Land Resource and Building Management Bureau, the building ownership of the property with a total gross floor area of approximately 29,109.15 sq.m. has been grant to the Group.

Real Estate Title Certificate Number	Date of Issuance	Gross Floor Area (sq.m.)	Use
Yue Fang Di Quan Zheng Zhu Zi No. 0300021536	28 September 2010	29,109.15	Industrial
		Total:	
		<u>29,109.15</u>	

- d) The buildings with a total gross floor area of approximately 641.96 sq.m. have not obtained the relevant real estate title certificates.

- e) We have been provided with a legal opinion on the property prepared by the Group's PRC legal advisors, which contains, inter alia, the following information:
- i) The Group has obtained the State-owned Land Use Rights Certificate, is entitled to legally own the land use rights to the site.
  - ii) Pursuant to the instruction provided by the Group and verified by the lawyer, the site has not been mortgaged, nor subject to any other dispute, the Group is entitled to occupy, use, lease, transfer or otherwise dispose of the site.
  - iii) In accordance to the PRC laws and regulations, for the buildings without Construction Works Completion Report, might be punished by the government of paying a fine of 2% to 4% of the construction cost.
  - iv) The following portions of the site are subject to mortgages and the transfer, lease and mortgage of such portions shall be subject to the prior consent from the mortgagee:

<b>Corresponding State-owned Land Use Rights Certificate or Building Ownership Certificate</b>	<b>Encumbrance Number</b>	<b>Date of instruments</b>	<b>Creditor</b>
Yue Fang Di Zheng Zi No. C4451021, Yue Fang Di Quan Zheng Zhu Zi No.0300021536	100609050	19 October 2010	Bank of Communications Zhuhai Branch with a loan of RMB57,000,000

## VALUATION CERTIFICATE

## Group II — Property interests rented by the Group for occupation in the PRC and Hong Kong

Property	Description and tenure	Details of occupancy	Capital value in existing state as at 31 March 2011 (RMB)
5. Two Industrial complexes located in Dongcheng Road, Dongsheng Town, Zhongshan City, Guangdong Province, the PRC	As advised by the Group, the property comprises various warehouses, workshops, office buildings with a total gross floor area of approximately 47,225.04 sq.m. erected on a site area of approximately 89,673.10 sq.m.  The property was completed during 1995 to 2004.  Pursuant to the tenancy agreement, the property is leased from Zheng Ye Group to Zheng Ye Packaging (Zhongshan) with respective terms from 1 January 2010 to 31 December 2013 and 1 October 2010 to 30 September 2013 each with an option on the part of Zheng Ye Packaging (Zhongshan) to renew for a further term of three years.	The property is occupied by the Group as workshop, warehouse, office.	No commercial value

## Notes:

- a) Pursuant to the State-owned Land Use Rights Certificates issued People's Government of Zhongshan Municipal, the land use rights of the land with a site area of approximately 89,673.10 sq.m. has been granted to the Zheng Ye Group with a land use term of 50 years for industrial use.

State-owned Land Use Rights Certificate Number	Date of Issuance	Site Area (sq.m.)	Use/Expire Date
Zhong Fu Guo Yong (2005) No. Yi090105	23 March 2005	12,799.80	Industrial: 16 February 2043
Zhong Fu Guo Yong (2005) No. Yi090116	7 April 2005	76,873.30	Industrial: 4 June 2043
	Total:	<u>89,673.10</u>	

- b) Pursuant to the Real Estate Title Certificates issued People's Government of Zhongshan Municipal, a total gross floor area of approximately 36,474.62 sq.m. has been granted to the Zheng Ye Group.

Real Estate Title Certificate Number	Date of Issuance	Gross Floor	Use/Expire Date
		Area (sq.m.)	
Yue Fang Di Zheng Zi No. C3439719	18 January 2006	3,366.6	Industrial: 4 June 2043
Yue Fang Di Zheng Zi No. C3439720	18 January 2006	8,481.04	Industrial: 4 June 2043
Yue Fang Di Zheng Zi No. C3466931	N/A	4,612.36	Industrial: 16 February 2043
Yue Fang Di Zheng Zi No. C36467030	7 April 2005	20,014.62	Industrial: 4 June 2043
Total:		<u>36,474.62</u>	

- c) As advised by the Group, the building with a total gross floor area of approximately 7,824.42 sq.m. is under the procedure of obtaining the building ownership certificate.
- d) As advised by the Group, a workshop with a gross floor area of approximately 2,622 sq.m. and a canteen with a gross floor area of approximately 304 sq.m. have not obtained the building ownership certificate.
- e) Pursuant to the tenancy agreement enter into between Zheng Ye Group (Party A) and the Group, Party A agreed to lease the property to the Group and some of the important terms stipulated in the tenancy agreements are, inter alia, as following:
- i) The total monthly rent of RMB362,000 is agreed.
  - ii) The Group cannot sublet part or whole property to third party without written consent to Party A.
- f) As advised by the Group, the lessor is the connected party to the Group.
- g) We have been provided with a legal opinion on the property prepared by the Group's PRC legal advisors, which contains, inter alia, the following information:
- i) The lessor has obtained the ownership of the property and has the rights to lease the property. (except the workshop and canteen of our lessors has not been granted the planning permit and commencement permit.)
  - ii) The tenancy agreement (Zhong Fang Zhu Dong Sheng Dan No.4) is legal, valid and enforced, has been registered with relevant authorities. The Group has obtained the Building Tenancy Certificate.
  - iii) The tenancy agreement (ZY2010-052) is legal, valid, enforced, but has not been registered with relevant authorities.
  - iv) The tenancy agreement (ZY2010-053) is void. The lessor has the right to claim for rental and retrieve the leased property. The Group has the right to claim for compensation according to the fault degree committed by the lessor.

## VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Capital value in existing state as at 31 March 2011 (RMB)
6. Three workshops, located in Xindi Village, Huangpu Town, Zhongshan City, Guangdong Province, the PRC	As advised by the Group, the property comprises three workshops and warehouse with a total gross floor area of approximately 12,332.03 sq.m.. The property was completed in 2007.  Pursuant to the tenancy agreement, the property is leased from Zhongshan City Huang Pu Town Industrial Development Limited to Yong Fa Paper with a 5 years term from 1 April 2009 to 31 March 2014.	The property is used as workshop and warehouse by the Group currently.	No commercial value

*Notes:*

- a) We have not been provided the Real Estate Title Certificate of the property.
- b) Pursuant to the tenancy agreement enter into between Zhongshan City Huang Pu Town Industrial Development Limited to Yong Fa Paper (Party A), Party A agreed to lease the property to the Group and some of the important terms stipulated in the tenancy agreements are, inter alia, as following:
  - i) The total yearly rent of RMB102,971 is agreed.
  - ii) The lease term is commenced from 1 April 2009 to 31 March 2014.
- c) As advised by the Group, the lessor is the third party to the Group.
- d) Zhongshan City Huang Pu Town Industrial Development Limited has undertaken in favour of Yong Fa Paper that they will make prompt compensation to Yong Fa Paper in full if the Yong Fa Paper shall suffer any loss as a result of any dispute or punishment in relation to the property right of the property during the leasing period.
- e) We have been provided with a legal opinion on the property prepared by the Group's PRC legal advisors, which contains, inter alia, the following information:
  - i) According to the confirmation by the Group and research by the Group's PRC legal advisors, the site of the property is rural collective owned land.
  - ii) The declaration is real, voluntary of the Zhongshan City Huang Pu Town Industrial Development Limited, is legal, valid and enforced.

## VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Capital value in existing state as at 31 March 2011 (RMB)
7. A warehouse, located in Dongcheng Road, Dongsheng Town, Zhongshan City, Guangdong Province, the PRC	As advised by the Group, the property comprises a warehouse with a total gross floor area of approximately 4,392 sq.m.. The property was completed in 1990s.  Pursuant to the tenancy agreement, the property is leased from Zhongshan City Dongsheng Town Yong Sheng Economic Development Limited to Zheng Ye Packaging (Zhongshan) with a 8 years and 7 months term from 1 January 2010 to 28 July 2018.	The property is used as warehouse by the Group currently.	No commercial value

*Notes:*

- a) We have not been provided the Real Estate Title Certificate of the property.
- b) Pursuant to the tenancy agreement enter into between Zhongshan City Dongsheng Town Yong Sheng Economic Development Limited and Zheng Ye Packaging (Zhongshan) (Party A), Party A agreed to lease the property to the Group and some of the important terms stipulated in the tenancy agreements are, inter alia, as following:
  - i) The total yearly rent of RMB158,400 is agreed.
  - ii) The lease term is commenced from 1 January 2010 to 28 July 2018.
- c) As advised by the Group, the lessor is the third party to the Group.
- d) Zhongshan City Dongsheng Town Yong Sheng Economic Development Limited has undertaken in favour of Zheng Ye Packaging (Zhongshan) that they will make prompt compensation in full to Zheng Ye Packaging (Zhongshan) if Zheng Ye Packaging (Zhongshan) shall suffer any loss as a result of any dispute or punishment in relation to the property right of the property during the leasing period.
- e) We have been provided with a legal opinion on the property prepared by the Group's PRC legal advisor, which contains, inter alia, the following information:
  - i) According to the confirmation by the Group and the Group's PRC legal advisor, the site of the property is rural collective owned land.
  - ii) The declaration is real, voluntary of the Zhongshan City Dongsheng Town Yong Sheng Economic Development Limited, is legal, valid and enforced.

## VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Capital value in existing state as at 31 March 2011 (RMB)
8. An industrial complex located in No. 7 Economic Cooperation, Bai Li Village, Dong Sheng Town, Zhongshan City, Guangdong Province, the PRC	As advised by the Group, the property comprises a workshops, office, boiler house with a total gross floor area of approximately 28,904.07 sq.m.. The property was completed in 2010.  Pursuant to the tenancy agreement, the property is leased from Zhongshan City Bai Li Town Villager Committee to Zheng Ye Alliance Packaging with a term from 16 August 2010 to 15 August 2020.	The property is currently occupied by the Group as workshops, office, boiler house.	No commercial value

*Notes:*

- a) We have not provided the Real Estate Title Certificate of the property.
- b) Pursuant to the tenancy agreement enter into between Zhongshan City Bai Li Town Villager Committee (Party A) and Zheng Ye Alliance Packaging, Party A agreed to lease the property to the Group and some of the important terms stipulated in the tenancy agreements are, inter alia, as following:
  - i) The total monthly rent of RMB270,250 for the first 3-year contract is agreed.
  - ii) The lease term is commenced from 16 August 2010 to 15 August 2020.
- c) Zhongshan City Bai Li Town Villager Committee has undertaken in favour of Zheng Ye Alliance Packaging that they will make prompt compensation in full to Zheng Ye Alliance Packaging if Zheng Ye Alliance Packaging shall suffer any loss as a result of any dispute or punishment in relation to the property right of the property during the leasing period.
- d) As advised by the Group, the lessor is the third party to the Group.
- e) We have been provided with a legal opinion on the property prepared by the Group's PRC legal advisors, which contains, inter alia, the following information:
  - i) According to the confirmation by the Group and the Group's PRC legal advisor, the site of the property is rural collective owned land.
  - ii) The declaration is real, voluntary of the Zhongshan City Bai Li Town Villager Committee, is legal, valid and enforced.

## VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Capital value in existing state as at 31 March 2011 (RMB)
9. A unit located in Zhengzhou Optic-mechanical Industrial Base, No. 55, Yulan Street, Gao Xin District, Zhengzhou City, Henan Province, the PRC	As advised by the Group, the property comprise an office unit with a total gross floor area of approximately 40 sq.m..  Pursuant to the tenancy agreement, the property is leased from Zhengzhou Gao Xin Stated-owned Asset Operation Limited (鄭州高新國有資產經營有限公司) to Zheng Ye Packaging (Zhengzhou) with a term from 20 April 2011 to 19 April 2012.	The property is used as office by the Group from 20 April 2011.	No commercial value

*Note:*

- a) Pursuant to the Building Ownership Certificate issued Zhengzhou Real Estate Management Bureau, the owner of the building with a total gross floor area of approximately 6,946.78 sq.m., in which the property is located therein, is Zhengzhou Gao Xin Stated-owned Asset Operation Limited (鄭州高新國有資產經營有限公司).
- b) Pursuant to the tenancy agreement enter into between Zhengzhou Gao Xin Stated-owned Asset Operation Limited (鄭州高新國有資產經營有限公司) (Party A) and the Group, Party A agreed to lease the property to the Group and some of the important terms stipulated in the tenancy agreements are, inter alia, as following:
  - i) The total monthly rent of RMB640 is agreed.
  - ii) The lease term is commenced from 20 April 2011 to 19 April 2012.
  - iii) The Group cannot sublet part or whole property to third party without written consent to Part A.
- c) As advised by the Group, the lessor is the third party to the Group.
- d) We have been provided with a legal opinion on the property prepared by the Group's PRC legal advisors, which contains, inter alia, the following information:
  - i) The lessor has obtained the ownership of the property and has the rights to lease the property.
  - ii) The tenancy agreement is legal, valid and enforced.
  - iii) The tenancy agreement has not been registered with relevant authorities.

## VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Capital value in existing state as at 31 March 2011 (RMB)
10. Office Suite 1712, 17/F, Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong	As advised by the Group, the property comprises an office unit with gross floor area of approximately 1,171 sq.ft. in a commercial building.  The property is leased by AP SUCCESS LIMITED to the Group for a term of two years from 6 April 2011 to 5 April 2013 (both days inclusive). The monthly rent is HK\$46,840 (exclusive of rates, management fee and air-conditioning charges).	The property is occupied by the Group as an office from 6 May 2011.	No commercial value

*Notes:*

- a) According to the recent search in the Land Registry, the registered owner of the property is AP SUCCESS LIMITED as at the date of valuation.
- b) We are advised that the registered owner is an independent third party of the Group.