

*The following is the text of a letter, summary of values and valuation certificate prepared for the purpose of incorporation in this prospectus received from Savills Valuation and Professional Services Limited, an independent property valuer, in connection with their opinion of values of the properties of the Group as at 31 December 2011.*



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21 March 2012

Dear Sirs,

In accordance with your instructions for us to value the properties situated in the People's Republic of China (the "PRC") and Hong Kong in which Juda International Holdings Limited (the "Company") and its subsidiaries (hereinafter together referred to as the "Group") have interests, we confirm that we have carried out inspections in August 2011, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of values of such properties as at 31 December 2011 for inclusion in a Public Offering Document.

Our valuation of each of the properties is our opinion of its 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".

The market value is the best price reasonably obtainable in the market by the seller and the most advantageous price reasonably obtainable in the market by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, joint ventures, management agreements, special considerations or concessions granted by anyone associated with the sale, or any element of special value. The market value of a property is also estimated without regard to costs of sale and purchase, and without offset for any associated taxes.

In the course of our valuation of the properties in the PRC, we have assumed that, unless otherwise stated, transferable land use rights in respect of the properties for specific terms at nominal annual land use fees have been granted and that any premium payable has already been fully paid. We have also assumed that, unless otherwise stated, the owners of the properties have proper legal titles and have free and uninterrupted rights to use, occupy or assign the properties for the whole of the terms as granted.

In valuing the property in Group I, which is held for owner-occupation by the Group in the PRC, due to the nature of the buildings and structures that were constructed, there are no readily identifiable market comparables, and the buildings and structures cannot be valued on the basis of direct comparison. They have therefore been valued on the basis of their depreciated replacement costs. We would define “depreciated replacement cost” to be our opinion of the land value in its existing use and an estimate of the new replacement costs of the buildings and structures, including professional fees and finance charges, from which deductions are then made to allow for physical deterioration and all relevant forms of obsolescence and optimization. The depreciated replacement cost of the property is subject to adequate potential profitability of the concerned business.

In valuing the properties in Group II and Group III, which are rented by the Group in the PRC and Hong Kong, we have assigned no commercial values to these properties, due either to the short-term nature of the lease or the prohibition against assignments or sub-lettings or otherwise due to the lack of substantial profit rents.

We have been provided with copies of documents in relation to the titles to the properties. However, we have not searched the original documents to ascertain the existence of any amendments which may not appear on the copies handed to us. In the course of our valuation, we have relied to a very considerable extent on the information given by the Group and its PRC legal adviser, Dacheng Law Offices, on PRC laws, regarding the titles to the properties in the PRC. We have also accepted advice given to us on such matters as planning approvals or statutory notices, easements, tenure, particulars of occupancy, site and floor areas and all relevant matters. Dimensions, measurements and areas included in the valuation certificate are based on the information provided to us and are therefore only approximations. No on-site measurements have been taken. 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. We consider that we have been provided with sufficient information to reach an informed view.

We have inspected the exterior and, where possible, the interior of the properties. During the course of our inspection, we did not note any serious defects. However, no structural survey has been made and we are therefore unable to report whether the properties are free from rot, infestation or any other defects. No tests were carried out on any of the services.

No allowance has been made in our valuation for any charges, mortgages or amounts owing on any property nor for any expenses 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 preparing our valuation report, we have complied with the requirements set out in Chapter 5 and Practice Note 12 to the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited and the Valuation Standards on Properties (First Edition 2005) published by the Hong Kong Institute of Surveyors.

Unless otherwise stated, all money amounts are stated in Renminbi (“RMB”).

We enclose herewith our summary of values and valuation certificate.

Yours faithfully,  
For and on behalf of  
**Savills Valuation and Professional Services Limited**  
**Anthony CK Lau**  
*MHKIS MRICS RPS(GP)*  
*Director*

*Note:* Anthony C.K. Lau is a qualified surveyor and has about 19 years’ post-qualification experience in the valuation of properties in Hong Kong and the PRC.

## SUMMARY OF VALUES

**Group I – Property held by the Group for owner-occupation in the PRC**

<b>No.</b>	<b>Property</b>	<b>Capital value in existing state as at 31 December 2011</b>
1.	An industrial complex located at No. 101 Xiaguang Road, Haicang District, Xiamen, Fujian Province, PRC	RMB29,200,000
	Sub-total:	<u>RMB29,200,000</u>

**Group II – Property rented by the Group in the PRC**

2.	A parcel of land located at north of Wengjiao Road and west of Xiaguang Road, Haicang District, Xiamen, Fujian Province, PRC	No commercial value
	Sub-total:	<u>Nil</u>

**Group III – Property rented by the Group in Hong Kong**

3.	Unit 01C, 10th Floor, Kin Wing Commercial Building, Nos. 24–30 Kin Wing Street, Tuen Mun, New Territories, Hong Kong	No commercial value
	Sub-total:	<u>Nil</u>
	<b>Grand total</b>	<u><b>RMB29,200,000</b></u>

## VALUATION CERTIFICATE

## Group I – Property held by the Group for owner-occupation in the PRC

No.	Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 December 2011
1.	An industrial complex located at No. 101 Xianguang Road, Haicang District, Xiamen, Fujian Province, PRC	<p>The property comprises an industrial complex erected on a parcel of land with a site area of approximately 20,198.11 sq.m. (217,412 sq.ft.).</p> <p>The industrial complex comprises four single to 3-storey industrial buildings and a 3-storey office building with a total gross floor area of approximately 9,972.48 sq.m. (107,344 sq.ft.) and various structures. It was completed in 1999.</p> <p>The land use rights of the property have been granted for a term commencing from 20 February 1997 and expiring on 19 February 2047 for industrial use.</p>	The property is occupied by the Group for production use.	RMB29,200,000

*Notes:*

1. Pursuant to 5 Realty Title Certificates – Nos. Xia Guo Tu Fang Zheng Di 00782636 to 00782640, the land use rights of the property with a site area of approximately 20,198.11 sq.m. and the building ownership of the property with a total gross floor area of approximately 9,972.48 sq.m. have been granted to Nice World Chemical Industry (Xiamen) Co., Ltd. (“NWCI”), an indirect wholly-owned subsidiary of the Company, for industrial use.
2. We have been provided with a legal opinion on the title to the property issued by the Group’s PRC legal adviser, which contains, inter-alia, the following information:
  - (i) NWCI has legally obtained the land use rights and the building ownership of the property;
  - (ii) the property is mortgaged for a consideration of RMB23,800,000 from 16 September 2011 to 15 September 2012; and
  - (iii) NWCI is entitled to occupy the property. After obtaining the consent from the mortgagee, NWCI is entitled to lease, mortgage or transfer the property.

## Group II – Property rented by the Group in the PRC

<u>No.</u>	<u>Property</u>	<u>Description and tenancy particulars</u>	<u>Particulars of occupancy</u>	<u>Capital value in existing state as at 31 December 2011</u>
2.	A parcel of land located at north of Wengjiao Road and west of Xiaguang Road, Haicang District, Xiamen, Fujian Province, PRC	<p>The property comprises a parcel of land with a site area of approximately 12,700.00 sq.m. (136,703 sq.ft.) with some structures.</p> <p>The property is leased to the Group for a term commencing on 1 January 2011 and expiring on 31 December 2030 at a monthly rental of RMB38,100.</p>	The property is occupied by the Group for storage and production uses.	No commercial value

*Notes:*

1. Pursuant to the tenancy agreement entered into between Land Reserve Administrative Centre of Haicang District, Xiamen, an independent third party, and Nice World Chemical Industrial (Xiamen) Co., Ltd. (“NWCI”), the property is leased to NWCI for a term commencing on 1 January 2011 and expiring on 31 December 2030 at a monthly rental of RMB38,100.
2. We have been provided with a legal opinion on the legality of the tenancy agreement issued by the Group’s PRC legal adviser, which contains, inter-alia, the following information:
  - (i) Land Administrative Centre of Haicang District, Xiamen is entitled to lease the property;
  - (ii) during the lease term, NWCI is entitled to use the land for storage and production uses as mentioned in the tenancy agreement; and
  - (iii) the tenancy agreement has not been registered but it will not affect the validity of the tenancy agreement.

## Group III – Property rented by the Group in Hong Kong

No.	Property	Description and tenancy particulars	Particulars of occupancy	Capital value in existing state as at 31 December 2011
3.	Unit 01C, 10th Floor, Kin Wing Commercial Building, Nos. 24-30 Kin Wing Street, Tuen Mun, New Territories, Hong Kong	<p>The property comprises an office unit on 10th Floor of a 10-storey commercial building over a level of basement car parks. It was completed in 1982.</p> <p>The property has a gross floor area of approximately 93.64 sq.m. (1,008 sq.ft.).</p> <p>The property is leased to the Group for a term commencing on 1 April 2010 and expiring on 31 March 2012 at a monthly rental of HK\$5,000.</p>	The property is occupied by the Group for office use.	No commercial value

*Note:*

- Pursuant to the tenancy agreement entered into between Chun Hung Industrial Limited, an independent third party, and Great Top Investment Limited (“**Great Top**”), the property is leased to Great Top for a term commencing on 1 April 2010 and expiring on 31 March 2012 at a monthly rental of HK\$5,000.