

APPENDIX III

PROPERTY VALUATION

The following is the text of a letter, summary of valuation and valuation certificate, prepared for the purpose of incorporation in this [REDACTED] received from Asset Appraisal Limited, an independent property valuer, in connection with its valuation as at 30 November 2015 of the property interests held by the Group.



Asset Appraisal Limited
中誠達資產評估顧問有限公司

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[●] 2015

The Board of Directors

Wang On Properties Limited

5B, Wai Yuen Tong Medicine Building
9 Wang Kwong Road
Kowloon Bay
Kowloon

Dear Sirs,

Re: Valuation of property interests situated in Hong Kong

In accordance with the instructions of **Wang On Properties Limited** (the “**Company**”) to value the property interests (the “**Properties**”) held by the Company and its subsidiaries (altogether referred to as the “**Group**”) situated in Hong Kong, we confirm that we have carried out inspections of the properties, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market value of the Properties as at **30 November 2015** (the “**date of valuation**”).

BASIS OF VALUATION

Our valuation of the Properties represents the market value which we would define as intended to mean “the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

TITLESHIP

We have caused searches to be made at the appropriate Land Registry for the Properties. However, we have not verified ownerships of the Properties or to verify the existence of any amendments which do not appear on the copies handed to us. All documents have been used for reference only.

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VALUATION METHODOLOGY

In respect of classification of the properties in different groups as at the valuation date, The properties in Groups I are properties held for investment. The properties in Groups II are properties held for sale. The properties in Groups III are properties under development. The properties in Groups IV are properties held for future development. The properties in Groups V are properties rented by the Group.

In valuing the properties in Group I, which are properties held by the Group for investment, we have used Investment Approach on the basis of capitalization of rental income derived from the existing tenancies with due allowance for reversionary potential of the property or by reference to comparable market transactions.

In valuing the properties in Group II, which are properties held by the Group for sale, we have used the Direct Comparison Approach where comparison based on prices realised or market prices of comparable properties is made. Comparable properties of similar size, character and location are analysed and carefully weighed against all the respective advantages and disadvantages of each property in order to arrive at the valuation.

In valuing the properties in Group III, which are properties under development, we have valued them on the basis that each of these properties will be developed and completed in accordance with the Group’s latest development scheme provided. We have assumed that all the consents, approvals and licences from the relevant government authorities for the development scheme have been obtained without onerous conditions or delays. We have also assumed that the design and construction of the development are in compliance with the local planning regulations and have been approved by the relevant authorities. In arriving at our valuation, we have adopted Direct Comparison Approach by making reference to comparable sales evidence as available in the market and have also taken into account the expended construction costs as well as the costs that will be expended to complete the developments. The development value if completed represents our opinion of the aggregate value of the development assuming it would have been completed at the date of valuation.

In valuing the properties in Group IV, which are properties held by the Group for future development, we have used the Direct Comparison Approach assuming sale of each of these properties in its existing state by making reference to comparable land sales transactions as available in the relevant market.

Due to the short term and non-assignable nature of the properties in Group V, we have assigned no commercial value to them.

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ASSUMPTIONS

Our valuation has been made on the assumption that the owner sells the Properties on the market without the benefit of deferred terms contracts, leaseback, joint ventures, management agreements or any similar arrangement which would serve to affect the value of the Properties.

Unless stated as otherwise, we have assumed that the owners of the Properties have the right to sell, mortgage, charge or otherwise dispose of the Properties to any person without payment of any additional premium or substantial fee to government authorities.

Other special assumptions for our valuation (if any) would be stated out in the footnotes of the valuation certificate attached herewith.

LIMITING CONDITIONS

No allowance has been made in our report for any charges, mortgages or amounts owing on the Properties valued nor for any expenses or taxation. 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.

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 not carried out detailed site measurements to verify the correctness of the floor areas in respect of the Properties but have assumed that the floor areas shown on the legal documents handed to us are correct. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations.

The properties was inspected by Sandra Lau and her colleagues on between 25 October 2015 and 14 December 2015. We have inspected the exterior and, where possible, the interior of the Properties. However, no structural survey has been made for them. In the course of our inspection, we did not note any apparent defects. We are not, however, able to report whether the buildings and structures inspected by us are free of rot, infestation or any structural defect. No test was carried out on any of the building services and equipment.

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 reach an informed view, and we have no reason to suspect that any material information has been withheld.

In valuing the properties, we have complied with all the requirements contained 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 HKIS Valuation Standards (2012 Edition) published by The Hong Kong Institute of Surveyors.

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Unless otherwise stated, all monetary sums stated in this report are in Hong Kong Dollar (HK\$). Our summary of valuation and valuation certificate are attached herewith.

Yours faithfully,
for and on behalf of
Asset Appraisal Limited

Sandra Lau
MHKIS AAPI RPS(GP)
Director

Sandra Lau is a member of the Hong Kong Institute of Surveyors, an Associate of the Australian Property Institute and a Registered Professional Surveyor in General Practice. She is on the list of Property Valuers for Undertaking Valuations for Incorporation or Reference in Listing Particulars and Circulars and Valuations in Connection with Takeovers and Mergers of the Hong Kong Institute of Surveyors, Registered Business Valuer under the Hong Kong Business Valuation Forum and has over 10 years’ experience in valuation of properties in Hong Kong, in Macau and in the PRC.

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Property	Market value in existing state as at 30 November 2015	Interest attributable to the Group as at 30 November 2015	Value of property interest attributable to the Group as at 30 November 2015
Group I — Properties held by the Group for Investment			
1. Shop B on Ground Floor, Nos. 106–108 Shau Kei Wan Road, Hong Kong	HK\$30,400,000	100%	HK\$30,400,000
2. 8th Floor, Kingsun Computer Industrial Building, No. 40 Shek Pai Wan Road, Hong Kong	HK\$16,800,000	100%	HK\$16,800,000
3. Shop AB on Ground Floor, Po Wing Building, Nos. 61, 63, 65, 67, 71 & 73 Lee Garden Road, Nos. 108, 110, 112, 116, 118 & 120 Percival Street, Hong Kong	HK\$241,000,000	100%	HK\$241,000,000
4. Ground Floor including Cockloft, Foon Shing Building, No. 732 Nathan Road, Kowloon	HK\$91,600,000	100%	HK\$91,600,000
5. Shops A, B and C on Ground Floor of No. 111 Ma Tau Wai Road, Kowloon	HK\$23,300,000	100%	HK\$23,300,000
6. Shop 1 and 2 on Ground Floor, “726 Nathan Road”, No. 726 Nathan Road, Kowloon	HK\$140,000,000	100%	HK\$140,000,000
7. Shop 6 on Ground Floor, Grandeur Garden, Nos. 14–18 Chik Fai Street, Nos. 55–65 Tai Wai Road, Shatin, New Territories	HK\$35,400,000	100%	HK\$35,400,000

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Property	Market value in existing state as at 30 November 2015	Interest attributable to the Group as at 30 November 2015	Value of property interest attributable to the Group as at 30 November 2015
8. Shop 3 on Level 1, Jade Plaza, No. 3 On Chee Road, Tai Po, New Territories	HK\$20,000,000	100%	HK\$20,000,000
Group II — Properties held by the Group for Sale			
9. Signage A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P and Q, “726 Nathan Road”, No. 726 Nathan Road, Kowloon	HK\$4,800,000	100%	HK\$4,800,000
10. Shop B on G/F including the Cockloft, Yan Oi House, No. 237 Sha Tsui Road, Nos. 87 & 89 Chuen Lung Street, Tsuen Wan, New Territories	HK\$42,000,000	100%	HK\$42,000,000
11. Ground Floor with the Cockloft, No. 60A Yen Chow Street, Kowloon	HK\$28,000,000	100%	HK\$28,000,000
12. Commercial Units on 8th Floor, “726 Nathan Road”, No. 726 Nathan Road, Kowloon	HK\$43,000,000	100%	HK\$43,000,000
13. Shop on 21st Floor, “726 Nathan Road”, No. 726 Nathan Road, Kowloon	HK\$43,500,000	100%	HK\$43,500,000
14. Parcel of land of The Dawning Place, 92A–92G Yeung Uk Tsuen, Shap Pat Heung, Yuen Long, New Territories	HK\$2,100,000	100%	HK\$2,100,000

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Property	Market value in existing state as at 30 November 2015	Interest attributable to the Group as at 30 November 2015	Value of property interest attributable to the Group as at 30 November 2015
15. 137 Car Parking Spaces on Level 1 of the Podium, Shatin Centre, Nos. 2–16 Wang Pok Street, Shatin, New Territories	HK\$162,660,000	100%	HK\$162,660,000
16. Commercial Unit and Car Parking Space on 1st and 2nd Basement of Riviera Plaza, Riviera Gardens, Nos. 1–9, 2–12 Yi Lok Street, Nos. 1–7, 2–12 Yi Hong Street, Tsuen Wan, New Territories	HK\$700,000,000	100%	HK\$700,000,000
Group III — Properties under Development			
17. Nos. 575 and 575A Nathan Road, Kowloon	HK\$430,000,000	100%	HK\$430,000,000
18. Sha Tin Town Lot No. 598 Hang Kwong Street, Ma On Shan, Sha Tin, New Territories	HK\$480,000,000	60%	HK\$288,000,000
19. Sha Tin Town Lot No. 599 Ma Kam Street, Ma On Shan, Sha Tin, New Territories	HK\$805,000,000	60%	HK\$483,000,000
20. Sha Tin Town Lot No. 587 Tai Po Road, Tai Wai, Sha Tin, New Territories.	HK\$790,000,000	100%	HK\$790,000,000

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Property	Market value in existing state as at 30 November 2015	Interest attributable to the Group as at 30 November 2015	Value of property interest attributable to the Group as at 30 November 2015
Group IV —Properties held by the Group for Future Development			
21. Nos. 13 and 15 Sze Shan Street, Yau Tong, Kowloon	HK\$370,000,000	100%	HK\$370,000,000
Group V — Properties rented by the Group			
22. 5B on 5th Floor of Wai Yuen Tong Medicine Building, No. 9 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong	No Commercial Value		No Commercial Value
Grand Total:	<u>HK\$4,499,560,000</u>		<u>HK\$3,985,560,000</u>

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Group I — Properties held by the Group for Investment

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
1. Shop B on Ground Floor, Nos. 106–108 Shau Kei Wan Road, Hong Kong	The property comprises a shop unit on ground floor of a 6-storey tenement building completed in about 1976.	As advised by the Company, the property was tenanted for a term of three years expiring on 6 August 2016 at a monthly rent of HK\$122,000 exclusive of rates and management fees.	HK\$30,400,000
20/107th shares of and in the Remaining Portion of Shaukiwan Inland Lot No. 472.	The saleable area of the property is approximately 791 square feet plus a yard of approximately 36 square feet.		
	The property is held under Government Lease for a term of 75 years renewable for 75 years commencing on 31 January 1921.		

Notes:

1. The registered owner of the property is Shiny World Investment Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no.05062801090104 dated 31 May 2005.
2. The following encumbrances are registered in the land registry against the property:
 - a. Deed of Mutual Covenant of the subject development is registered vide memorial no. UB1307248 dated 24 September 1976.
 - b. The property is subject to legal charge/mortgage to secure all sums of money in favour of China Everbright Bank Co., Ltd., Hong Kong Branch vide memorial no. 13090901510185 dated 20 August 2013.
 - c. The property is subject to assignment of rentals in favour of China Everbright Bank Co., Ltd., Hong Kong Branch vide memorial no. 13090901510195 dated 20 August 2013.
3. The property falls within an area zoned “Residential (A) 2” under Shau Kei Wan Outline Zoning Plan No. S/H9/18 dated 17 April 2015.
4. According to a Building Surveying Report prepared by Fruit Design & Building Ltd. (referred as “**Building Surveying Report**”), there are some Unauthorised Building Works (UBW) summarised as followings:
 - a. A/C supporting frame attached to the external wall (<600mm);
 - b. Shop front with extension <300mm;
 - c. Clearance of adverting sign from ground <2.5m; and
 - d. Bulkhead extension <600mm.

As revealed from the Building Surveying Report, reinstatement works of portion of the UBW (as mentioned in note a and c above) can be completed in about 7 days at a total cost of HK\$120,000.

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Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
2. 8th Floor, Kingsun Computer Industrial Building, No. 40 Shek Pai Wan Road, Hong Kong 2/42nd shares of and in Aberdeen Inland Lot No. 395.	The property comprises an industrial space on the whole 8th floor of a 17-storey industrial building completed in about 1981. The saleable area of the property is approximately 2,956 square feet. The property is held under Conditions of Sale No. 11161 for a term of 75 years renewable for 75 years commencing on 17 January 1978.	As advised by the Company, the property was vacant as at the valuation date.	HK\$16,800,000

Notes:

1. The registered owner of the property is City Global Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 09110402090020 dated 8 October 2009.
2. The following encumbrances are registered in the land registry against the property:
 - a. Deed of Mutual Covenant of the subject development is registered vide memorial no. UB3959222 dated 23 December 1988.
3. The property falls within an area zoned “Residential (E)” under Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/29 dated 31 March 2014.
4. According to a Building Surveying Report of the property prepared by Fruit Design & Building Ltd., there exists some Unauthorised Building Works (UBW) summarised as followings:
 - a. Glass door without FRP and roller shutter at main entrance;
 - b. A/C supporting frame attached to the external wall (<600mm);
 - c. A/C supporting frame attached to the external wall (<600mm);
 - d. Light-weight canopies with projection <500mm; and
 - e. Roller shutter at the exit.

As revealed from the Building Surveying Report, reinstatement works of the above mentioned UBW can be completed in about 16 days at a total cost of HK\$168,000.

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Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
3. Shop AB on Ground Floor, Po Wing Building, Nos. 61, 63, 65, 67, 71 & 73 Lee Garden Road, Nos. 108, 110, 112, 116, 118 & 120 Percival Street, Hong Kong. 1187/1643 of 2/197th shares of and in the Section Z of Inland Lot No. 29	The property comprises a shop unit on Ground Floor of a 14-storey tenement building completed in about 1967. The saleable area of the property is approximately 1,204 square feet. The property is held under Government Lease for a term of 982 years commencing on 25 June 1860.	As advised by the Company, the property was tenanted for a term of 3 years expiring on 15 February 2018 at a monthly rent of HK\$900,000 exclusive of rates and management fees with option to renew for a further term of 3 years at the then open market rent.	HK\$241,000,000

Notes:

1. The registered owner of the property is Oriental Sino Investments Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 15030602650144 dated 16 February 2015 with consideration of \$210,000,000.
2. The following encumbrances are registered in the land registry against the property:
 - a. Deed of Mutual Covenant of the subject development is registered vide memorial no. UB579272 dated 29 March 1967.
 - b. Sub-Deed of Mutual Covenant of the subject development is registered vide memorial no. 15030602650150 dated 16 February 2015.
 - c. The property is subject to mortgage in favour of the Hongkong and Shanghai Banking Corporation Limited vide memorial no. 15030602650161 dated 16 February 2015.
 - d. The property is subject to Rent Assignment in favour of the Hongkong and Shanghai Banking Corporation Limited vide memorial no. 15030602650171 dated 16 February 2015.
3. The property falls within an area zoned “Commercial (1)” under Causeway Bay Outline Zoning Plan No. S/H6/15 dated 17 September 2010.
4. According to a Building Surveying Report of the property prepared by Fruit Design & Building Ltd., there exists some Unauthorised Building Works (UBW) summarised as followings:
 - a. Clearance of adverting sign from ground >2.5m;
 - b. A/C supporting frame attached to the external wall (<600mm).

As revealed from the Building Surveying Report, reinstatement works of the above mentioned UBW can be completed in about 3 days at a total cost of HK\$73,000.

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VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
4. Ground Floor including Cockloft, Foon Shing Building, No. 732 Nathan Road, Kowloon.	The property comprises a shop unit on Ground Floor and a cockloft of a 12-storey composite building completed in about 1975.	As advised by the Company, the property was tenanted for a term of 3 years expiring on 2 March 2018 at a total monthly rent of HK\$200,000 exclusive of rates, government rent and management fees with option to renew for a further term of 2 years at the then open market rent.	HK\$91,600,000
8/30th shares of and in the Remaining Portion of Kowloon Inland Lot No. 2284.	The saleable area of the property is approximately 1,399 square feet plus a yard of approximately 31 square feet and a cockloft of approximately 1,096 square feet.		
	The property is held under Government Lease for a term of 75 years renewable for further 75 years commencing on 20 August 1928.		

Notes:

1. The registered owner of the property is Antic Investment Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 10090902370109 dated 25 August 2010.
2. The following encumbrances are registered in the land registry against the property:
 - a. Deed of Mutual Covenant of the subject development is registered vide memorial no. UB1239471 dated 12 January 1976.
 - b. The property is subject to mortgage in favour of The Hongkong and Shanghai Banking Corporation Limited for the consideration of all moneys vide memorial no. 10102601730025 dated 18 October 2010.
 - c. The property is subject to assignment of rental in favour of The Hongkong and Shanghai Banking Corporation Limited vide memorial no. 10102601730034 dated 18 October 2010.
 - d. The property is subject to Notice No. UMW/MW121203-007/0001 by the Building Authority under Section 30C(3) of the Buildings Ordinance. registered vide memorial no. 15081201400032 dated 7 November 2014.
3. The property falls within an area zoned “Commercial” under Mong Kok Outline Zoning Plan No. S/K3/30 dated 31 May 2013.
4. Pursuant a notice from Buildings Department dated 16 October 2015 regarding the compliance with mandatory Window Inspection Scheme Notice no. UMW/MW121203-007/0001, the notice has been complied.
5. According to a Building Surveying Report of the property prepared by Fruit Design & Building Ltd., there exists some Unauthorised Building Works (UBW) summarised as followings:
 - a. A/C supporting frame attached to the external wall (<600mm);
 - b. Glass shop front.

As revealed from Building Surveying Report, minor works submission record for the above mentioned UBW had been provided by the tenant.

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Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
5. Shops A, B and C on Ground Floor of No. 111 Ma Tau Wai Road, Kowloon.	The property comprises three shop units on Ground Floor of a 8-storey tenement building completed in about 1957.	As advised by the Company, the property was tenanted for a term of 3 years expiring on 15 October 2017 at a monthly rent of HK\$60,000 exclusive of rates and management fees.	HK\$23,300,000
8/20 of 1/8th share of and in the Remaining Portion of Section A of Sub-section 3 of Section B of Kowloon Marine Lot No. 52.	The total saleable area of the property is approximately 332 square feet. The property is held under Government Lease for a term of 75 years renewable for further 75 years commencing on 25 September 1899.		

Notes:

1. The registered owner of the property is New Earth Investments Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 11062801950072 dated 13 June 2011.
2. The following encumbrances are registered in the land registry against the property:
 - a. Deed of Mutual Covenant of the subject property is registered vide memorial no. UB267985 dated 13 November 1957.
 - b. Sub-Deed of Mutual Covenant of the subject property is registered vide memorial no. UB5353087 dated 3 June 1992.
 - c. The property is subject to Superseding Order No. CBZ/S1/027965/03/K by the Building Authority under S.24(1) of the Building Ordinance vide memorial no. 08120400560110 dated 29 October 2008.
 - d. The property is subject to mortgage in favour of DBS Bank (Hong Kong) Limited for the consideration of all moneys vide memorial no. 11062801950087 dated 13 June 2011.
 - e. The property is subject to assignment of rentals in favour of DBS Bank (Hong Kong) Limited vide memorial no. 11062801950097 dated 13 June 2011.
3. The property falls within an area zoned “Residential (A)” under Hung Hom Outline Zoning Plan No. S/K9/24 dated 15 October 2010.
4. According to a Building Surveying Report of the property prepared by Fruit Design & Building Ltd., there exists some Unauthorised Building Works (UBW) summarised as followings:
 - a. Bulkhead with extension <600mm;
 - b. Shop front with extension >300mm;
 - c. Clearance of adverting sign from ground <2.5m;
 - d. Shop front with extension <300mm;
 - e. Exhaust Duct >600mm;
 - f. FSBO direction.

As revealed from Building Surveying Report, reinstatement works of portion of the UBW (as mentioned in note c and e above) are to be handled by tenant and scheduled to be completed in early of February 2016.

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Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
6. Shop 1 and 2 on Ground Floor, “726 Nathan Road”, No. 726 Nathan Road, Kowloon.	The property comprises two shop units on Ground Floor of a 22-storey commercial building completed in about 2014.	As advised by the Company, the property was tenanted for a term of 4 years expiring on 20 November 2018 at a monthly rent of HK\$415,000 or 10% of gross sale (whichever is higher) exclusive of rates and management fees with option to renew for a further term of 2 years.	HK\$140,000,000
170/2739th shares of and in the Remaining Portion of Section A of and the Remaining Portion of Kowloon Inland Lot No. 2132	The total saleable area of the property is approximately 1,857 square feet. The property is held under Government Lease for a term of 75 years renewable for further 75 years commencing on 20 August 1928.		

Notes:

1. The registered owner of the property is City Target Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 10122301290026 dated 30 November 2010.
2. The following encumbrances are registered in the land registry against the property:
 - a. Occupation Permit No. KN5/2014(OP) of the subject property is registered vide memorial no. 14022002060018 dated 13 February 2014.
 - b. Deed of Mutual Covenant and Management Agreement with Plans of the subject property is registered vide memorial no. 14031701390035 dated 3 March 2014.
 - c. The property is subject to mortgage in favour of The Hongkong and Shanghai Banking Corporation Limited vide memorial no. 14090401720067 dated 28 August 2014.
 - d. The property is subject to rental assignment in favour of The Hongkong and Shanghai Banking Corporation Limited vide memorial no. 14090401720077 dated 28 August 2014.
3. The property falls within an area zoned “Commercial” under Mong Kok Outline Zoning Plan No. S/K3/30 dated 31 May 2013.

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Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
7. Shop 6 on Ground Floor, Grandeur Garden, Nos. 14–18 Chik Fai Street, Nos. 55–65 Tai Wai Road, Shatin, New Territories. 15/12000th shares of and in Sha Tin Town Lot No. 199.	The property comprises a shop unit on Ground Floor of a 2-storey commercial podium of Grandeur Garden completed in about 1985. The gross floor area and saleable area of the property is approximately 674 square feet and 512 square feet respectively. The property is held under New Grant No. 11871 for a term of 99 years less the last 3 days thereof commencing on 1 July 1898. It was statutorily extended to 30 June 2047 with a condition of annual rent payment assessed by 3% of the rateable value.	As advised by the Company, the property was tenanted for a term of 3 years expiring on 1 October 2017 at a monthly rent of HK\$149,500 exclusive of rates and management fees.	HK\$35,400,000

Notes:

1. The registered owner of the property is Longable Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 05031801360116 dated 1 March 2005.
2. The following encumbrances are registered in the land registry against the property:
 - a. Deed of Mutual Covenant of the subject development is registered vide memorial no. ST292000 dated 22 July 1985.
 - b. The property is subject to a mortgage and a rental assignment in favour of Hang Seng Bank Limited to secure all moneys vide memorial nos. 13100201480059 and 13100201480061 both dated 25 September 2013.
3. The property falls within an area zoned “Residential (A)” under Sha Tin Outline Zoning Plan No. S/ST/32 dated 11 December 2015.
4. According to a Building Surveying Report of the property prepared by Fruit Design & Building Ltd., there exists some Unauthorised Building Works (UBW) summarised as followings:
 - a. A/C supporting frame attached to the external wall (<600mm);
 - b. Shop front with extension <300mm;
 - c. Clearance of adverting sign from ground <2.5m;
 - d. Bulkhead extension <600mm;
 - e. Retractable canopy projecting >500mm at a height more than 2.5m from the floor.

As revealed from Building Surveying Report, reinstatement works of portion of the UBW (as mentioned in note a, c and e above) can be completed in about 7 days at a construction cost of HK\$118,000. The remaining portion should be removed by tenant.

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8. Shop 3 on Level 1, Jade Plaza, No. 3 On Chee Road, Tai Po, New Territories 118/5500 of 5500/16800th shares of and in Tai Po Town Lot No. 7.	The property comprises a shop unit on Level 1 of a 2-storey commercial podium completed in about 1986. The saleable area of the property is approximately 712 square feet. The property is held under New Grant No. TP11899 for a term of 99 years less the last 3 days thereof commencing on 1 July 1898. It was statutorily extended to 30 June 2047 with a condition of annual rent payment assessed by 3% of the rateable value.	As advised by the Company, the property was tenanted for a term of 2 years expiring on 19 August 2016 at a total monthly rent of HK\$110,000 exclusive of rates, government rent and management fees.	HK\$20,000,000

Notes:

1. The registered owner of the property is Wang To Investments Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 10020202490067 dated 20 January 2010.
2. The following encumbrances are registered in the land registry against the property:
 - a. Deed of Mutual Covenant of the subject development is registered vide memorial no. TP242036 dated 24 February 1986.
 - b. Sub-Deed of Mutual Covenant of the subject development is registered vide memorial no. TP247033 dated 10 April 1986.
 - c. The property is subject to legal charge/mortgage in favour of Citic Bank International Limited for the consideration of all moneys vide memorial no. 10062202200190 dated 18 June 2010.
 - d. The property is subject to rental assignment in favour of Citic Bank International Limited vide memorial no. 10062202200202 dated 18 June 2010.
3. The property falls within an area zoned as “Residential (A) 4” under Tai Po Outline Zoning Plan no. S/TP/26 dated 18 September 2015.
4. According to a Building Surveying Report of the property prepared by Fruit Design & Building Ltd., there exists some Unauthorised Building Works (UBW) summarised as followings:
 - a. Clearance of adverting sign from ground <2.5m.

As revealed from Building Surveying Report, reinstatement works of the above mentioned UBW can be completed in about 3 days at a construction cost of HK\$43,000.

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Group II — Properties held by the Group for Sale

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
9. Signage A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P and Q, “726 Nathan Road”, No. 726 Nathan Road, Kowloon 17/2739th shares of and in the Remaining Portion of and the Remaining Portion of Section A of Kowloon Inland Lot No. 2132	The property comprises 17 signages on the external wall of a 22-storey commercial building completed in about 2014. The property has a total area of approximately 772 square feet. The property is held under Government Lease for a term of 75 years renewable for further 75 years commencing on 20 August 1928.	Signage K of the property was subject to a licence for a term of 1 year commencing on 13 January 2015 and expiring on 12 January 2016 at a licence fee of HK\$20,000 per year exclusive of rates, management fee, electricity and all other outgoings and charges. As advised by the Company, the remaining portion of the property was either vacant or owner occupied.	HK\$4,800,000

Notes:

- The registered owner of the property is City Target Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 10122301290026 dated 30 November 2010 (Re KIL 2132 S.A. R.P. and KIL 2132 R.P.).
- The following encumbrances are registered in the land registry against the property:
 - Occupation Permit No. KN5/2014 (OP) of the subject development was registered vide memorial no. 14022002060018 dated 13 February 2014.
 - Deed of Mutual Covenant and Management Agreement with Plans of the subject development is registered vide memorial no. 14031701390035 dated 3 March 2014.
- The property falls within an area zoned “Commercial” under Mong Kok Outline Zoning Plan No. S/K3/30 dated 31 May 2013.

APPENDIX III

PROPERTY VALUATION

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
10. Shop B on G/F incl. the Cockloft, Yan Oi House, No. 237 Sha Tsui Road, Nos. 87 & 89 Chuen Lung Street, Tsuen Wan, New Territories.	The property comprises a shop unit on Ground Floor of a 6-storey tenement building completed in about 1967. The saleable area of the property is approximately 582 square feet plus a cockloft of approximately 354 square feet.	As advised by the Company, the property was tenanted for a term of 3 years expiring on 31 May 2017 at a monthly rent of HK\$106,250 exclusive of rates and management fees with an option to renew for a further term of 2 years at the then open market rent.	HK\$42,000,000
2/21st shares of and in Tsuen Wan Town Lot No. 54.	The property is held under New Grant No. 4462 for a term of 99 years less the last 3 days thereof commencing on 1 July 1898. It was statutorily extended to 30 June 2047 with a condition of annual rent payment assessed by 3% of the rateable value.		

Notes:

1. The registered owner of the property is Sunbo Investment Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 09071402150131 dated 6 July 2009.
2. The following encumbrances are registered in the land registry against the property:
 - a. Deed of Mutual Covenant of the subject property is registered vide memorial no. TW81219 dated 31 October 1967.
 - b. The property is subject to mortgage and rental assignment in favour of Hang Seng Bank Limited for the consideration of all moneys vide memorial nos. 13100201480018 and 13100201480021 both dated 25 September 2013.
 - c. The property is subject to Notice No. WCBZ/S202667/01/NT-F02 by the Building Authority under S.24C(1) of the Building Ordinance vide memorial no. 08100201020105 dated 27 May 2008.
 - d. The property is subject to Order No. UBF/F02-291/002/08 by the Building Authority under Section 24(1) of the Buildings Ordinance vide memorial no. 09111600850142 dated 29 September 2009.
 - e. The property is subject to Order No. DR00186/NT/14 by the Building Authority under S.28(3) of the Buildings Ordinance vide memorial no. 14082801010094 dated 12 August 2014.
 - f. The property is subject to Order No. D00071/NT/15 by the Building Authority under Section 26 of the Buildings Ordinance vide memorial no. 15052201130068 dated 6 May 2015.
3. The property falls within an area zoned “Residential (A) 13” under Tsuen Wan Outline Zoning Plan No. S/TW/31 dated 17 January 2014.

APPENDIX III

PROPERTY VALUATION

4. We have inspected the property and noticed that there exists some additional and alternation works summarised as follows:
 - a. covered yard;
 - b. extension of the cockloft;
 - c. awning attached to the external wall;
 - d. dislocation of the internal staircase;
 - e. air conditioners’ supporting frame.

As at the date of valuation, there is no documentary consent available from the Buildings Department and such alteration may be unauthorised and may subject to enforcement action for reinstatement by the Buildings Department. Nevertheless, such alteration may be rectified and as confirmed by the Company, such reinstatement, if required to be undertaken, will have no detrimental effect on the business operations in the property.

5. As advised by the Company, Sunbo Investment Limited is sold and is scheduled to be completed on or before 31 December 2015.

APPENDIX III

PROPERTY VALUATION

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
11. Ground Floor with the Cockloft, No. 60A Yen Chow Street, Kowloon	The property comprises a shop unit on ground floor and a cockloft of a 6-storey tenement building completed in about 1957.	As advised by the Company, the property was tenanted for a term of 1 year expiring on 3 October 2016 at a total monthly rent of HK\$85,000 exclusive of rates and management fees.	HK\$28,000,000
1/6th shares of and in Section C of New Kowloon Inland Lot No. 1056.	The saleable area of the property is approximately 596 square feet plus a cockloft of approximately 207 square feet and a yard of approximately 186 square feet. The property is held under Government Lease for a term of 75 years less the last 3 days thereof commencing on 1 July 1898 renewable for 24 years. It was statutorily extended to 30 June 2047 with a condition of annual rent payment assessed by 3% of the rateable value.		

Notes:

1. The registered owner of the property is Good Excellent Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 09121101880053 dated 30 November 2009.
2. The following encumbrances are registered in the land registry against the property:
 - a. Deed of Mutual Covenant is registered vide memorial no. UB266269 dated 21 September 1957.
 - b. The property is subject to mortgage and rental assignment in favour of Hang Seng Bank Limited registered vide memorial nos. 13100201480035 and 13100201480044 both dated 25 September 2013.
3. The property falls within an area zoned "Residential (A) 6" under Cheung Sha Wan Outline Zoning Plan No. S/K5/35 dated 10 January 2014.
4. We have inspected the property and noticed that there exists some additional and alternation works summarised as follows:
 - a. covered yard;
 - b. covered flat roof on the cockloft;
 - c. extension of the cockloft;
 - d. improper air conditioners' supporting frame.

As at the date of valuation, there is no documentary consent available from the Buildings Department and such alteration may be unauthorised and may subject to enforcement action for reinstatement by the Buildings Department. Nevertheless, such alteration may be rectified and as confirmed by the Company, such reinstatement, if required to be undertaken, will have no detrimental effect on the business operations in the property.

5. Good Excellent Limited is sold and is scheduled to be completed on or before 31 December 2015.

APPENDIX III

PROPERTY VALUATION

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
12. Commercial Unit on 8th Floor, “726 Nathan Road”, No. 726 Nathan Road, Kowloon.	The property comprises a shop on 8th Floor of a 22-storey commercial building completed in about 2014.	As advised by the Company, the property was vacant as at the valuation date.	HK\$43,000,000
130/2739th shares of and in the Remaining Portion of and the Remaining Portion of Section A of Kowloon Inland Lot No. 2132	The gross floor area and saleable area of the property is approximately 2,200 square feet and 1,360 square feet respectively.		
	The property is held under Government Lease for a term of 75 years and renewable for another 75 years commencing on 20 August 1928.		

Notes:

1. The registered owner of the property is City Target Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 10122301290026 dated 30 November 2010 (Re KIL 2132 S.A. R.P. and KIL 2132 R.P.).
2. The following encumbrances are registered in the land registry against the property:
 - a. Occupation Permit No. KN5/2014 (OP) of the subject development was registered vide memorial no. 14022002060018 dated 13 February 2014.
 - b. Deed of Mutual Covenant and Management Agreement with Plans of the subject development was registered vide memorial no. 14031701390035 dated 3 March 2014.
 - c. 蓋印副本傳訊令狀 (Re: 區域法院民事訴訟2015年第5488號) in favour of Join Win Holdings Limited and City Target Limited was registered vide memorial no. 15120800070016 dated 5 December 2015.
 - d. 蓋印副本傳訊令狀 (Re: 民事訴訟2015年第5308號) in favour of All Cheer Industrial Limited City Target Limited and Join Win Holdings Limited was pending registration vide memorial no. 15112601790015 dated 24 January 2015.
3. The property falls within an area zoned “Commercial” under Mong Kok Outline Zoning Plan No. S/K3/30 dated 31 May 2013.

APPENDIX III

PROPERTY VALUATION

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
13. Shop on 21st Floor, “726 Nathan Road”, No. 726 Nathan Road, Kowloon.	The property comprises a shop on 21st Floor of a 22-storey commercial building completed in about 2014.	As advised by the Company, the property was vacant as at the valuation date.	HK\$43,500,000
130/2739th shares of and in the Remaining Portion of and the Remaining Portion of Section A of Kowloon Inland Lot No. 2132	The gross floor area and saleable area of the property is approximately 2,200 square feet and 1,360 square feet respectively. The property is held under Government Lease for a term of 75 years and renewable for another 75 years commencing on 20 August 1928.		

Notes:

1. The registered owner of the property is City Target Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 10122301290026 dated 30 November 2010 (Re KIL 2132 S.A. R.P. and KIL 2132 R.P.).
2. The following encumbrances are registered in the land registry against the property:
 - a. Occupation Permit No. KN5/2014 (OP) of the subject development was registered vide memorial no. 14022002060018 dated 13 February 2014.
 - b. Deed of Mutual Covenant and Management Agreement with Plans of the subject development is registered vide memorial no. 14031701390035 dated 3 March 2014.
 - c. An Agreement for Sale and Purchase with Plan vide memorial no. 15101201760124 was entered into between City Target Limited as seller and two Independent Third Parties as purchasers (as Joint Tenant) on 29 September 2015, under which the property is to be sold at a consideration of HK\$43,500,000 upon terms and conditions therein contained. Completion of the sale and purchase of the property is scheduled to take place on or before 15 February 2016.
3. The property falls within an area zoned “Commercial” under Mong Kok Outline Zoning Plan No. S/K3/30 dated 31 May 2013.

APPENDIX III

PROPERTY VALUATION

VALUATION CERTIFICATE

	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
14.	Parcel of land of The Dawning Place, 92A–92G Yeung Uk Tsuen, Shap Pat Heung, Yuen Long, New Territories. Sections C of Lot Nos. 16 and 17, Section D of Lot No. 17, Section F of Lot No. 15, Lot No. 19, the Remaining Portions of Lot Nos. 15, 16 and 17 in Demarcation District No. 60.	The Dawning Place is a village-typed house development comprising seven semi-detached/detached 3-storey village-typed houses with parcel of land. The property is held under Government Lease for a term of 75 years renewable for 24 years. It was statutorily extended to 30 June 2047 with a condition of annual rent payment assessed by 3% of the rateable value.	The property was subject to 9 Licence Agreements for terms commencing on between 28 June 2013 and 31 March 2015 at a total monthly licence fee of HK\$5,400 for car parking purpose.	HK\$2,100,000

Notes:

1. The registered owner of the property is Kartix Investment Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 05070500350070 dated 20 May 2005.
2. The following encumbrances are registered in the land registry against the property:
 - a. The property is subject to a Deed of Mutual Grant of Right of Way and Easements with Plans vide memorial no. 11071101030132 dated 8 June 2011.
3. The property falls within an area zoned “Village Type Development” under Tai Tong Zoning Plan No. S/YL-TT/16 dated 23 March 2012.
4. The property is sold in favour of an Independent Third Party at a consideration of HK\$1,200,000 and is scheduled to be completed on or before 31 December 2015.

APPENDIX III

PROPERTY VALUATION

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
15. 137 Car Parking Spaces on Level 1 of the Podium, Shatin Centre, Nos. 2–16 Wang Pok Street, Shatin, New Territories. 548/65000th shares of and in the Sha Tin Town Lot No.16	Shatin Centre is a residential estate of 8 blocks of 27-storey residential towers surmounted on a 3-storey car parking and commercial podium completed in about 1981. The property comprises 137 car parking spaces on Level 1 of the podium within Shatin Centre. The property is held under New Grant No. 11171 for a term of 99 years less the last 3 days thereof commencing on 1 July 1898. It was statutorily extended to 30 June 2047 with a condition of annual rent payment assessed by 3% of the rateable value.	The property was vacant.	HK\$162,660,000

Notes:

1. The registered owner of the property is Union Fortune Development Limited via an assignment registered vide memorial no. ST584955 dated 22 May 1991.
2. The following encumbrances are registered in the land registry against the property:
 - a. The property is subject to a Occupation Permit vide memorial no. ST205212 dated 30 December 1981.
 - b. The property is subject to a Deed of Mutual Covenant & Management Agreement vide memorial no. ST206719 dated 20 January 1982.
 - c. The property is subject to an Agreement for Sale and Purchase vide memorial no. 15091101720057 dated 14 August 2015 in favour of Million Link Investments Limited, a wholly-owned subsidiary of the Company, at a consideration of HK\$96,800,000.
3. The property falls within an area zoned “Commercial/Residential” under Sha Tin Outline Zoning Plan No. S/ST/32 dated 11 December 2015.

APPENDIX III

PROPERTY VALUATION

VALUATION CERTIFICATE

	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
16	Commercial Unit and Car Parking Spaces on 2nd Basement of Riviera Plaza, Riviera Gardens, Nos. 1–9, 2–12 Yi Lok Street, Nos. 1–7, 2–12 Yi Hong Street, Tsuen Wan, New Territories. (<i>Note 1</i>) 19,520/430,000th equal and undivided shares of and in the Remaining Portion of Tsuen Wan Town Lot No. 303	The property is a 9-storey shopping arcade plus two basement levels known as “Riviera Plaza” and it was completed in 1990. The total gross floor area of the property (exclusive of the Car Parking Spaces) is approximately 242,689 square feet (22,546.57 square metres). The Property is held under New Grant No. TW6577 for a term of 99 years less the last 3 days thereof commencing from 1 July 1898 and the term has been statutorily extended to 30 June 2047. The current Government Rent payable for the Property is an amount equal to 3% of the rateable value for the time being of the Property per annum.	Portion of the roof of the property was subject to 3 licences for terms of 2 years expiring on between 31 December 2015 and 19 March 2017 at a total monthly licence fee of HK\$122,620. And portion of the car parking spaces have been rented on monthly basis. As advised by the Company, the remaining portion the property was vacant.	HK\$700,000,000

Notes:

1. The Property is all those 19,520 equal undivided 430,000th parts or shares of and in all that piece or parcel ground registered in the Land Registry as the Remaining Portion of Tsuen Wan Town Lot No. 303 and of and in the messages erections and buildings thereon now known as “Riviera Gardens” (the “**Development**”) together with the sole and exclusive rights and privilege to hold use occupy and enjoy of first all that Commercial Unit of the separate commercial building now known as “Riviera Plaza” of the Development and secondly all that Car Parking Space no. 1 on 2nd basement of Riviera Plaza of the Development and thirdly all those Car Parking Spaces (excluding car parking space no. 1 on 2nd basement) of Riviera Plaza of the Development.
2. The registered owner of the property is World Way Investments Limited, a wholly-owned subsidiary of the Company, vide memorial no. 13072402130119 dated 2 July 2013.
3. The following encumbrances are registered in the land registry against the property:
 - a. Deed of Mutual Covenant vide memorial no. TW530360 dated 30 August 1988;
 - b. Management Agreement vide memorial no. TW530362 dated 30 August 1988;
 - c. Occupation Permit No. NT108/90 vide memorial no. TW691377 dated 24 August 1990;
 - d. Certificate of Compliance vide memorial no. TW887572 dated 4 May 1993; and
 - e. Sub-deed of Mutual Covenant vide memorial no. TW924125 dated 29 September 1993.
 - f. Temporary waiver letter vide memorial no. TW1334395 dated 23 February 2000 (Remarks: Re Portion of G/F, 1/F, 2/F and 3/F) (Re: Commercial Unit of Riviera Plaza)
 - g. Mortgage and assignment of rental in favour of The Hongkong and Shanghai Banking Corporation Limited vide memorial nos. 13072402130120 and 13072402130136 both dated 2 July 2013.

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PROPERTY VALUATION

4. The property falls within an area zoned as “Commercial (1)” under Tsuen Wan Outline Zoning Plan no. S/TW/31 dated 17 January 2014.
5. An agreement was entered into between, inter alia, East Run Investments Limited as seller and an Independent Third Party as purchaser on 1 December 2015, under which, inter alia, the entire issued share capital of Level Success Limited, which is the legal and beneficial owner of all the entire issued share capital of World Way Investments Limited, is to be sold upon terms and conditions therein contained, completion of which is scheduled to take place on 15 February 2016 or such other date as the seller and the purchaser may agree in writing.

APPENDIX III

PROPERTY VALUATION

Group III — Properties under Development

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
17. Nos. 575 and 575A Nathan Road, Kowloon.	The property comprises two parcels of land with a total site area of approximately 2,130 square feet (197.88 square metres) or thereabouts.	As at the valuation date, the property is under construction.	HK\$430,000,000
Kowloon Inland Lot Nos. 9425 and 9443.	Pursuant to the building schedule provided by the company, the property is planned to be developed into a 19-storey commercial building with a total gross floor area of approximately 25,465 square feet.		
	The property is held under Conditions of Regrant Nos. 9020 and 9024 for a term of 150 years commencing on 25 December 1887.		

Notes:

- The registered owner of the property is Vincent Investments Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 13032601740035 dated 11 March 2013.
- The following encumbrances are registered in the land registry against the property:
 - The property is subject to a mortgage in favour of The Hong Kong and Shanghai Banking Corporation Limited vide memorial no. 13041902790078 dated 22 March 2013.
- The property is subject to the Conditions of Regrant Nos. 9020 and 9024 which stipulated, inter alia, that:

“The lot shall not be used for industrial purposes and no factory building shall be erected thereon.”
- The property falls within an area zoned “Commercial” under Yau Ma Tei Outline Zoning Plan No. S/K2/22 dated 16 May 2014.
- The development condition based on the scheme as follows:

i.	Total Gross Floor Area	25,465 square feet or thereabouts.
ii.	Plot Ratio	11.955
iii.	Maximum Height	Not exceeding a height of 100 metres above the Hong Kong Principal Datum as stipulated on the Yau Ma Tei Outline Zoning Plan No. S/K2/22.
iv.	Site Class	A
- According to the information provided by the Company, as at the date of valuation, the construction costs already expended on the property and the further construction costs for completing the property are approximately 9,600,000 and 111,100,000 respectively. The market value of the property as if it were fully completed on the valuation date is 734,000,000.

APPENDIX III

PROPERTY VALUATION

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
18. Sha Tin Town Lot No. 598 Hang Kwong Street, Ma On Shan, Sha Tin, New Territories.	The property comprises a parcel of land with a site area of approximately 33,368 square feet (3,100 square metres) or thereabouts.	As at the valuation date, the property was under construction.	HK\$480,000,000
Sha Tin Town Lot No. 598.	The property is planned to be developed into a residential building with a total gross floor area of approximately 115,088.01 square feet.		
	The property is held under New Grant No. 21890 for a term of 50 years commencing from 11 September 2014.		

Notes:

- The registered owner of the property is New Rich Investments Limited, a 60%-owned subsidiary of the Company.
- The following encumbrances are registered in the land registry against the property:
 - The property is subject to a Building Mortgage and Debenture in favour of Hang Seng Bank Limited registered vide memorial no. 15041702150123 dated 30 March 2015.
- The property falls within an area zoned “Residential (Group B) 3” under Ma On Shan Outline Zoning Plan No. S/MOS/21 dated 27 March 2015.
- In our course of valuation, we adopt the following development conditions to carry the valuation:
 - Total Gross Floor Area 115,088.01 square feet or thereabouts.
 - Plot Ratio 3.45
 - Maximum Height Not exceeding a height of 60 metres above the Hong Kong Principal Datum as stipulated on the Conditions of Sale
 - Site Class B
- According to the information provided by the Company, as at the date of valuation, the construction costs already expended on the property and the further construction costs for completing the property are approximately 19,600,000 and 535,200,000 respectively. The market value of the property as if it were fully completed on the valuation date is 1,244,000,000.

APPENDIX III

PROPERTY VALUATION

VALUATION CERTIFICATE

	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
19.	Sha Tin Town Lot No. 599, Ma Kam Street, Ma On Shan, Sha Tin, New Territories.	The property comprises a parcel of land with a site area of approximately 33,272 square feet (3,091 square metres) or thereabouts.	As at the valuation date, the property was under construction.	HK\$805,000,000
	Sha Tin Town Lot No. 599	The property is planned to be developed into a residential building with a total gross floor area of approximately 200,209.66 square feet.		
		The property is held under New Grant No. 21863 for a term of 50 years commencing from 25 July 2014.		

Notes:

- The registered owner of the property is Grandwall Investment Limited, a 60%-owned subsidiary of the Company.
- The property is subject to a Building Mortgage in favour of The Hong Kong and Shanghai Banking Corporation Limited for all moneys vide memorial no. 14120402360400 dated 21 November 2014.
- The property falls within an area zoned “Residential (Group B) 4” under Ma On Shan Outline Zoning Plan No. S/MOS/21 dated 27 March 2015.
- In our course of valuation, we adopt the following development conditions to carry the valuation:
 - Total Gross Floor Area 200,209.66 square feet or thereabouts.
 - Plot Ratio 6.02
 - Maximum Height Not exceeding a height of 90 metres above the Hong Kong Principal Datum as stipulated on the Conditions of Sale
 - Site Class B
- According to the information provided by the Company, as at the date of valuation, the construction costs already expended on the property and the further construction costs for completing the property are approximately 38,700,000 and 853,600,000 respectively. The market value of the property as if it were fully completed on the valuation date is 2,059,000,000.

APPENDIX III

PROPERTY VALUATION

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
20. Sha Tin Town Lot No. 587, Tai Po Road, Tai Wai, Sha Tin, New Territories.	The property comprises a parcel of land with a site area of approximately 70,504 square feet (6,550 square metres) or thereabouts.	As at the valuation date, the property was under construction.	HK\$790,000,000.
Sha Tin Town Lot No. 587	The property is planned to be developed into a residential building with a total gross floor area of approximately 147,918.88 square feet.		
	The property is held under New Grant No. 22040 for a term of 50 years commencing from 3 February 2015.		

Notes:

1. The registered owner of the property is Ever World Limited, a wholly-owned subsidiary of the Company.
2. The following encumbrances are registered in the land registry against the property:
 - a. The property is subject to a Building Mortgage and Debenture in favour of The Hong Kong and Shanghai Banking Corporation Limited vide memorial no. 15030202150173 dated 3 February 2015.
3. The property falls within an area zoned “Residential (Group B)” under Sha Tin Outline Zoning Plan No. S/ST/32 dated 11 December 2015.
4. In our course of valuation, we adopt the following development conditions to carry the valuation:
 - i. Total Gross Floor Area 147,918.88 square feet or thereabouts.
 - ii. Plot Ratio 2.10
 - iii. Maximum Height Not exceeding a height of 85 metres above the Hong Kong Principal Datum as stipulated on the Condition of Sales.
 - iv. Site Class A
5. According to the information provided by the Company, as at the date of valuation, the construction costs already expended on the property and the further construction costs for completing the property are approximately 3,100,000 and 672,600,000 respectively. The market value of the property as if it were fully completed on the valuation date is 1,875,000,000.

APPENDIX III

PROPERTY VALUATION

Group IV — Properties held by the Group for Future Development

VALUATION CERTIFICATE

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
21. Nos. 13 and 15 Sze Shan Street, Yau Tong, Kowloon.	The property comprises two parcels of land with a total site area of approximately 41,080 square feet (3,816.40 square metres) or thereabouts.	As at the valuation date, the property was a bare site.	HK\$370,000,000 (refer to Note 6)
Yau Tong Inland Lot Nos. 23 and 24.	Pursuant to the development schedule provided by the Company, the property is planned to be developed into a residential building with a total gross floor area of approximately 271,615.50 square feet. The property is held under Conditions of Sale Nos. 10800 and 10806 for the terms of 99 years less the last 3 days thereof. It was statutorily extended to 30 June 2047 with a condition of annual rent payment assessed by 3% of the rateable value.		

Notes:

1. The registered owner of the property is Double Bright Limited, a wholly-owned subsidiary of the Company, via an assignment registered vide memorial no. 10042101890076 dated 23 March 2010.
2. The following encumbrances are registered in the land registry against the property:
 - a. Lot No.23 of the property is subject to a mortgage and an assignment of rental in favour of the Hong Kong and Shanghai Banking Corporation Limited vide memorial nos. 09110401180071 and 09110401180082 both dated 8 October 2009.
 - b. Lot No.24 of the property is subject to a mortgage and an assignment of rental in favour of the Hong Kong and Shanghai Banking Corporation Limited vide memorial nos. 10042101890089 and 10042101890098 both dated 29 March 2010.
3. The property falls within an area zoned “Residential (Group E)” under Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/23 dated 6 November 2015.
4. The development condition based on the latest approved scheme as follows:
 - i. Total Gross Floor Area 271,615.50 square feet or thereabouts.
 - ii. Plot Ratio 6.61
 - Bonus Plot Ratio 0.614 (By Road Widening)
 - Domestic 5.61
 - Non-Domestic 1.0
 - iii. Maximum Height Not exceeding a height of 140 metres above the Hong Kong Principal Datum as stipulated on the Cha Kwo Ling, Yau Tong, Lei Yue Mun Outline Zoning Plan No. S/K15/22.
 - iv. Site Class C

APPENDIX III

PROPERTY VALUATION

5. The market value of the property has been arrived on the basis that the lease modification process including payment of land premium has been completed.
6. As at the valuation date, the lease modification process is under process and the land premium has not yet been settled and the amount is still under negotiation.

APPENDIX III

PROPERTY VALUATION

Group V — Properties rented by the Group

VALUATION CERTIFICATE

	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2015
22.	5B on 5th Floor of Wai Yuen Tong Medicine Building, No. 9 Wang Kwong Road, Kowloon Bay, Kowloon, Hong Kong.	The property comprises a portion of workshop on 5th Floor of a 7-storey industrial building completed in about 1985. The saleable area of the property is approximately 6,635 square feet.	The property is occupied by the Group as office.	No commercial value
	New Kowloon Inland Lot No. 5864	The property is rented by the Group under a tenancy for a term expiring on 26 March 2017 for office uses at a monthly rental of HK\$85,550 exclusive of management fees and other outgoings.		

Notes:

1. The registered owner of the property is Hong San Limited vide memorial no. 11082602400466 dated 22 August 2011.
2. Pursuant to a tenancy agreement entered into between Wai Yuen Tong Medicine Holdings Limited (as Landlord) and Wang On Services Limited (as Tenant) on 21 December 2015, the Tenant rented the property from the Landlord for a term expiring on 26 March 2017 at a monthly rental of HK\$85,550 exclusive of management fees, rates, Government rent, air-conditioning charges and other outgoing.
3. The property falls within an area zoned “Other Specified Use (Business)” under Draft Ngau Tau Kok and Kowloon Bay Outline Zoning Plan No. S/K13/28 dated 11 April 2014.