

Valuation Report

Hopewell Holdings Limited

Portfolio Valuation

Valuation as at 30 November 2018

25 February 2019

The Directors
Hopewell Holdings Limited
64/F, Hopewell Centre
183 Queen's Road East
Wan Chai
Hong Kong

Dear Sirs,

Re: Portfolio Valuation

INSTRUCTIONS, PURPOSE & VALUATION DATE

In accordance with the instructions from Hopewell Holdings Limited (the "Company") for us to value the properties in which the Company or its subsidiaries (the Company and its subsidiaries collectively hereinafter referred to as the "Group") have interests in Hong Kong and the People's Republic of China (the "PRC"), we confirm that we have inspected 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 values of such properties as at 30 November 2018 (the "Valuation Date"). As advised by the Company, the Group has no properties outside Hong Kong and the PRC.

BASIS OF VALUATION

Our valuation of each property represents its market value which in accordance with the HKIS Valuation Standards 2017 published by the Hong Kong Institute of Surveyors is defined as "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".

We confirm that the valuations are undertaken in accordance with the requirements set out in Rule 11 of The Codes on Takeovers and Mergers and Share Buy-backs published by the Securities and Futures Commission, Chapter 5 and Practice Note 12 of the Rules

Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited published by The Stock Exchange of Hong Kong Limited, and the HKIS Valuation Standards 2017 Edition issued by the Hong Kong Institute of Surveyors.

Our valuation of each of the properties is on an entirety interest basis.

VALUATION ASSUMPTIONS

Our valuation of each property excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, special considerations or concessions granted by anyone associated with the sale, or any element of value available only to a specific owner or purchaser.

In the course of our valuation of the PRC properties, we have relied on the information and advice given by the Company's PRC legal adviser regarding the titles to the properties and the interests of the Company in the properties in the PRC. Unless otherwise stated, in valuing the properties, we have assumed that the Group has enforceable titles to the properties and has free and uninterrupted rights to use, occupy or assign the properties for the whole of their respective unexpired land use terms as granted and that any premiums payable have already been fully paid.

In respect of the properties situated in the PRC, the status of titles and grant of major certificates, approvals and licences, according to the information provided by the Company, are set out in the notes of the valuation report. We have assumed that all consents, approvals and licences from relevant government authorities for the developments have been obtained without onerous conditions or delays. We have also assumed that the design and construction of the properties are in compliance with the local planning regulations and have been approved by the relevant authorities.

No allowance has been made in our valuations for any charges, mortgages or amounts owing on the properties nor 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 any onerous nature which could affect their values.

METHOD OF VALUATION

Properties nos. 1 to 7 in Group I and no. 16 in Group VI are investment properties, we have mainly used the Investment Method by capitalising the rental income derived from the existing tenancies with due provision for the reversionary income potential of the properties, which is a commonly acceptable and adopted method for rental income generating properties when rental comparables are abundant and readily available. We have mainly made reference to lettings within the subject properties as well as other relevant comparable rental evidences of properties of similar use type subject to appropriate adjustments including but not limited to location, accessibility, age, quality, size, time, configuration and other relevant factors. The capitalisation rates adopted in our valuations are based on our analyses of the market yields for similar property type after due adjustments. Such capitalisation rates are estimated by reference to the yields generally expected by the market for comparable properties of similar use type, which implicitly reflect the type and quality of the properties, the

expectation of the potential future rental growth, capital appreciation and relevant risk factors. The capitalisation rates adopted are reasonable and in line with the market norm having regard to the analysed yields implied in comparable transactions of the relevant use type. We have also cross-checked our valuations by making reference to comparable sales evidence as available in the relevant market.

For property no. 8 in Group II and no. 21 in Group IX, which are properties under development, we have firstly assessed the market value as if completed (the gross development value) of each of the properties. The gross development value represents our opinion of the market value of the proposed development at each of the properties assuming it were fully completed at the Valuation Date. In arriving at the valuation of the properties, we have also taken into account the development costs incurred and the costs that will be incurred to complete each of the proposed developments. We have assumed that the proposals have been approved by all relevant government authorities without material change. We have valued each of the properties on the basis that it will be developed in accordance with such proposals. In assessing the gross development value, we have used the Market Comparison Method by making reference to comparable sale transactions as available in the market subject to appropriate adjustments including but not limited to location, accessibility, age, quality, size, time, configuration and other relevant factors. Comparable sales transactions are frequent and information about such sales is readily available, we have therefore used the Market Comparison Method which is in line with the market practice.

For properties nos. 9 to 13 in Group III, no. 14 in Group IV, nos. 17 and 18 in Group VI, no. 19 in Group VII, and no. 22 in Group X, we have valued them by the Market Comparison Method by making reference to comparable sales transactions as available in the market subject to appropriate adjustments including but not limited to location, accessibility, age, quality, size, time, configuration and other relevant factors with due allowance for development costs where appropriate. Comparable sales transactions are abundant and information about such sales is readily available, we have therefore used the Market Comparison Method which is in line with the market practice.

In addition, property no. 14 in Group IV is a hotel currently under operation. In the course of our valuation, we have assumed all relevant statutory and/or mandatory permissions, permits, approvals and licences which are necessary for hotel operation in Hong Kong are properly in place. We have made reference to sale transactions which are available in the market of en-bloc hotels which are similar to the subject hotel in terms of scale and calibre.

Property no. 15 in Group V is leased by the Group from Hong Kong Industrial Estates Corporation (the "Corporation") (now known as Hong Kong Science and Technology Parks Corporation) and is subject to restrictions on alienation. The lease stipulates that if the Group wishes to assign such property at any time during the term of the lease, the Group shall first offer to surrender its interest to the Corporation at a consideration to be calculated in accordance with a formula set down in the lease. We have referred to the relevant conditions in the relevant lease regarding alienation and the prescribed way of calculation of surrender consideration in undertaking our valuation.

For property no. 20 in Group VIII, due to the specific nature of the properties and lack of sales transactions of properties with the same characteristics in the vicinity, we have adopted the Depreciated Replacement Costs (“DRC”) Method. The DRC Method is based on an estimate of the market value of the land in its existing use, plus the current cost of replacement of the improvements, less allowance for physical deterioration and all relevant forms of obsolescence and optimisation. For the land portion, we have used the Market Comparison Method by making reference to comparable land sales evidence as available in the relevant market subject to appropriate adjustments including but not limited to location, accessibility, site constraints, configuration and other relevant factors. The DRC Method is subject to service potential of the entity from the use of assets as a whole. The market value arrived using the DRC Method applies to the whole of the complex or development as a unique interest, and no piecemeal transaction of the complex or development is assumed.

POTENTIAL TAX LIABILITIES

As advised by the Group, the potential tax liabilities which will arise on direct disposal of the property interests held by Group at the amounts valued by us mainly comprise the following:

Hong Kong properties

- Profits tax at 16.5% on gain (minus any profit which is capital in nature)
- Stamp duty at progressive rates from 1.5% to 8.5% on the transaction amount (of which both the seller and the buyer are jointly and severally liable)

PRC properties

- Value added tax (“VAT”) at 5%/10% on the transaction amount
- Enterprise income tax at 25% on gain
- Land appreciation tax at progressive rates from 30% to 60% on the appreciation in property value
- Stamp duty at 0.05% on the transaction amount
- Other surcharge at approximately 11% of VAT paid

In respect of properties nos. 17, 19, 21 and 22, which are held for sale, it is likely that the relevant tax liabilities will be crystallised upon sale. In respect of other properties held by the Group, the likelihood of the relevant tax liabilities being crystallised is remote as the Group has no plans for disposal of such properties yet.

SOURCE OF INFORMATION

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 statutory notices, orders, easements, tenure, lettings, licences, particulars of occupancy, identification of properties, trading accounts, site and floor plans, site and floor areas, number of parking spaces, number of guest rooms, development schemes, approximate cost estimations, development time schedules and all other relevant matters.

Dimensions, measurements and areas included in the valuation report are based on the copies of documents or other information provided to us by the Company and are therefore only approximations. No on-site measurement has been carried out. We have had no reason to doubt the truth and accuracy of the information provided to us by the Company which is material to the valuations. We were also advised by the Company that no material facts have been omitted from the information provided.

TITLE INVESTIGATION

We have not been provided with copies of the title documents relating to the properties but have caused searches to be made at the Land Registry in respect of the properties in Hong Kong. We have relied to a considerable extent on the information given by the Company and the Company's PRC legal adviser, Commerce & Finance Law Offices, in respect of the title to the properties in the PRC. However, we have not searched the original documents of all properties to verify ownership or to ascertain any amendments. All documents have been used for reference only and all dimensions, measurements and areas are approximate.

SITE INSPECTION

We have inspected the exterior and wherever possible, the interior of the properties. The site inspections of the properties in Hong Kong were carried out in December 2018 by Amy Ho (MRICS, MHKIS, RPS (GP)), Angelina Kwok (MRICS, MHKIS, RPS (GP)), Shirley Kwong (holder of Bachelor degree in Property Management), Terrence Lai (holder of Bachelor degree in Property Management) and Ross Chan (holder of Bachelor degree in Property Management) of our Hong Kong office. The site inspections of the properties in the PRC were carried out in December 2018 by Victor Li (holder of Bachelor degree in Real Estate Management) of our Guangzhou office. However, no structural survey has been made, but in the course of our inspection, we did not note any serious defects. We are, however, not able to report whether the properties are free of rot, infestation or any other structural defects. No test was carried out on any of the services. For those properties which are held under or for future development, we have not carried out any soil investigations to determine the suitability of soil conditions and services for any development. Moreover, we have not undertaken any environmental survey for the properties. Our valuations are prepared on the assumptions that these aspects are satisfactory and that no extraordinary expenses or delays will be incurred during construction.

Unless otherwise stated, we have not been able to carry out on-site measurements to verify the site and floor areas of the properties and we have assumed that the areas shown on the documents handed to us are correct.

CURRENCY

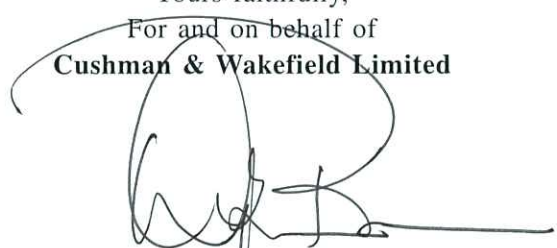
Unless otherwise stated, all sums stated in our valuations are in Hong Kong Dollars (“HK\$”) for the properties in Hong Kong and in Renminbi (“RMB”) for the properties in the PRC. For the purpose of illustration only, conversion of RMB into HK\$ in the summary of valuations and our valuation report is based on the exchange rate of RMB1 to HK\$1.124. Such conversion should not be construed as a representation that any amount has been, could have been, or may be, exchanged at this or any other rate.

OTHER DISCLOSURE

We hereby confirm that Cushman & Wakefield Limited and the valuers conducting the valuations have no pecuniary or other interests that could conflict with the proper valuations of the properties or could reasonably be regarded as being capable of affecting our ability to give an unbiased opinion. We confirm that we are an independent qualified valuer, as referred to Rule 11 of The Codes on Takeovers and Mergers and Share Buy-backs published by the Securities and Futures Commission.

We enclose herewith a summary of valuations and our valuation report for your attention.

Yours faithfully,
For and on behalf of
Cushman & Wakefield Limited



K. B. Wong
MRICS, MHKIS, RPS(GP)
Executive Director

Valuation & Advisory Services, Hong Kong

Note: Mr. K.B. Wong is a Registered Professional Surveyor who has over 30 years' experience in valuation of properties in Hong Kong and the PRC. Mr. Wong is competent and has sufficient current knowledge of the market and the skill to undertake the valuations.

SUMMARY OF VALUATIONS

Property	Market value in existing state as at 30 November 2018	Interest attributable to the Group	Market value in existing state attributable to the Group as at 30 November 2018
Group I – Properties held by the Group for investment in Hong Kong			
1. Hopewell Centre, No. 183 Queen’s Road East, Wan Chai, Hong Kong.	HK\$16,275,000,000	100%	HK\$16,275,000,000
2. Commercial Portion and various Car Parking Spaces of Panda Hotel, No. 3 Tsuen Wah Street, Tsuen Wan, New Territories.	HK\$2,216,000,000	100%	HK\$2,216,000,000
3. Kowloonbay International Trade & Exhibition Centre, No. 1 Trademart Drive, Kowloon Bay, Kowloon.	HK\$12,143,000,000	100%	HK\$12,143,000,000
4. QRE Plaza, No. 202 Queen’s Road East, Wan Chai, Hong Kong.	HK\$1,503,000,000	100%	HK\$1,503,000,000
5. Commercial Units G03 and G04 on Ground Floor, Commercial Units 201, 202 and Restaurant on 2nd Floor, Wu Chung House, No. 213 Queen’s Road East, Wan Chai, Hong Kong.	HK\$517,000,000	100%	HK\$517,000,000
6. 10 Lorry Parking Spaces on the 3rd Floor, 39 Car Parking Spaces on the 4th Floor and 31 Car Parking Spaces on the 5th Floor and the Remaining Portion of Reserved Areas, Wu Chung House, No. 213 Queen’s Road East, Wan Chai, Hong Kong.	HK\$167,800,000	100%	HK\$167,800,000

Property	Market value in existing state as at 30 November 2018	Interest attributable to the Group	Market value in existing state attributable to the Group as at 30 November 2018
7. GardenEast, No. 222 Queen's Road East, Wan Chai, Hong Kong.	HK\$2,063,000,000	100%	HK\$2,063,000,000
Sub-total of Group I:	HK\$34,884,800,000		HK\$34,884,800,000
Group II – Property held by the Group under development in Hong Kong			
8. Hopewell Centre II, Inland Lot No. 8715, Kennedy Road, Wan Chai, Hong Kong.	HK\$9,402,000,000	100%	HK\$9,402,000,000
Sub-total of Group II:	HK\$9,402,000,000		HK\$9,402,000,000
Group III – Properties held by the Group for future development in Hong Kong			
9. 153, 153A, 155, 157, 159, 161, 163, 165 and 167 Queen's Road East, Wan Chai, Hong Kong.	HK\$1,141,000,000	100%	HK\$1,141,000,000
10. 55 Ship Street, 1A and 1-3 Hill Side Terrace, Wan Chai, Hong Kong.	HK\$560,000,000	100%	HK\$560,000,000
11. 53 Ship Street and 1-5 Schooner Street, Wan Chai, Hong Kong.	HK\$267,000,000	100%	HK\$267,000,000
12. Inland Lot No. 9048, Schooner Street, Wan Chai, Hong Kong.	HK\$200,000,000	100%	HK\$200,000,000
13. 11 domestic units, 7 office units, 8 shop units in 10 locations in Wan Chai, Hong Kong Island.	HK\$379,800,000	100%	HK\$379,800,000
Sub-total of Group III:	HK\$2,547,800,000		HK\$2,547,800,000

Property	Market value in existing state as at 30 November 2018	Interest attributable to the Group	Market value in existing state attributable to the Group as at 30 November 2018
Group IV – Property held and operated by the Group in Hong Kong			
14. Hotel Portion, Panda Hotel, No. 3 Tsuen Wah Street, Tsuen Wan, New Territories.	HK\$3,285,000,000	100%	HK\$3,285,000,000
Sub-total of Group IV:	HK\$3,285,000,000		HK\$3,285,000,000
Group V – Property occupied by the Group in Hong Kong			
15. Sub-section 1 of Section G of Tai Po Town Lot No. 1, 6-8 Dai Fat Street, Tai Po, New Territories.	HK\$1,480,000	100%	HK\$1,480,000
Sub-total of Group V:	HK\$1,480,000		HK\$1,480,000
Group VI – Properties held by joint venture/associate of the Company in Hong Kong			
16. Commercial Accommodation (excluding Turnaround and Lay-by Area, Pavement and Public Open Space) together with ancillary car-parking facilities on Site A Phase 2, The Avenue, 200 Queen's Road East Wan Chai, Hong Kong.	HK\$2,816,000,000	30%	HK\$844,800,000
17. Residential Car Parking Spaces Nos. R09, R45 and R110, The Avenue, 200 Queen's Road East Wan Chai, Hong Kong.	HK\$9,000,000	25%	HK\$2,250,000
18. Car Parks Nos. 1 to 12, 53 to 59 and 65 to 78 on 5th Floor together with adjoining spaces, if any, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong.	HK\$89,000,000	45.95%	HK\$40,895,500
Sub-total of Group VI:	HK\$2,914,000,000		HK\$887,945,500

Property	Market value in existing state as at 30 November 2018	Interest attributable to the Group	Market value in existing state attributable to the Group as at 30 November 2018
Group VII – Completed property held by the Group for sale in the PRC			
19. The unsold portions of Phases 1A, 1B, 2, 3, 4A and 4B, Hopewell New Town held for sale, located at south of Yingbin Avenue, Xinhua Town, Huadu District, Guangzhou, Guangdong Province, the PRC (中華人民共和國廣東省廣州市 花都區新華鎮迎賓大道南側 “合和新城”供銷售的1A期、1B期、2期、 3期、4A期及4B期之未售部分)	RMB547,000,000 <i>(equivalent to HK\$614,828,000)</i>	95%	RMB519,650,000 <i>(equivalent to HK\$584,086,600)</i>
Sub-total of Group VII:	RMB547,000,000 <i>(equivalent to HK\$614,828,000)</i>		RMB519,650,000 <i>(equivalent to HK\$584,086,600)</i>
Group VIII – Completed property held by the Group for owner occupation in the PRC			
20. The multi-purpose building of Hopewell New Town, located at south of Yingbin Avenue, Xinhua Town, Huadu District, Guangzhou, Guangdong Province, the PRC (中華人民共和國廣東省廣州市 花都區新華鎮迎賓大道南側 合和新城綜合樓)	RMB93,000,000 <i>(equivalent to HK\$104,532,000)</i>	95%	RMB88,350,000 <i>(equivalent to HK\$99,305,400)</i>
Sub-total of Group VIII:	RMB93,000,000 <i>(equivalent to HK\$104,532,000)</i>		RMB88,350,000 <i>(equivalent to HK\$99,305,400)</i>

Property	Market value in existing state as at 30 November 2018	Interest attributable to the Group	Market value in existing state attributable to the Group as at 30 November 2018
Group IX – Property held by the Group under development in the PRC			
21. Phases 5A and 6, Hopewell New Town, located at south of Yingbin Avenue, Xinhua Town, Huadu District, Guangzhou, Guangdong Province, the PRC (中華人民共和國廣東省廣州市 花都區新華鎮迎賓大道南側 合和新城5A期及6期)	RMB2,152,000,000 <i>(equivalent to HK\$2,418,848,000)</i>	95%	RMB2,044,400,000 <i>(equivalent to HK\$2,297,905,600)</i>
Sub-total of Group IX:	RMB2,152,000,000 <i>(equivalent to HK\$2,418,848,000)</i>		RMB2,044,400,000 <i>(equivalent to HK\$2,297,905,600)</i>
Group X – Property held by the Group for future development in the PRC			
22. Phases 5B, 7, 8, 9, 10, 11, 12, E1 and E2, and clubhouse, Hopewell New Town, located at south of Yingbin Avenue, Xinhua Town, Huadu District, Guangzhou, Guangdong Province, the PRC (中華人民共和國廣東省廣州市 花都區新華鎮迎賓大道南側 合和新城5B期、7期、8期、9期、10期、11期、 12期、E1期、E2期及會所)	RMB1,608,000,000 <i>(equivalent to HK\$1,807,392,000)</i>	95%	RMB1,527,600,000 <i>(equivalent to HK\$1,717,022,400)</i>
Sub-total of Group X:	RMB1,608,000,000 <i>(equivalent to HK\$1,807,392,000)</i>		RMB1,527,600,000 <i>(equivalent to HK\$1,717,022,400)</i>

VALUATION REPORT

Group I – Properties held by the Group for investment in Hong Kong

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
1. Hopewell Centre, No. 183 Queen's Road East, Wan Chai, Hong Kong. Inland Lot No. 8551.	<p>The property comprises a 66-storey (including a basement and a mezzanine above the 17th floor) commercial building. There are a total of 250 car parking spaces and 50 loading and unloading spaces within the building. The property was completed in 1983.</p> <p>The basement to the 3rd, 6th to 8th, 17th and 61st to 62nd floors are for commercial use. The car parking spaces and loading and unloading spaces are located on the 4th, 5th and 9th to 15th floors. The refuge areas are located on the 32nd and 45th floors. The remaining floors are designated for office use.</p> <p>The total gross floor area of the property is approximately 840,692 sq.ft. (78,102.19 sq.m.), excluding the area of car parking spaces and loading and unloading spaces.</p> <p>The locality of the property is characterized by a mixture of commercial and residential developments of various ages.</p> <p>The property is held from the Government under Conditions of Exchange No. UB11834 for a term of 75 years from 23 May 1985 renewable for a further term of 75 years. The government rent payable for the lot is HK\$1,000 per annum.</p>	<p>As at the Valuation Date, except for a total area of approximately 122,939 sq.ft. (11,421.31 sq.m.) which was vacant, the shops and offices were let to various tenants for terms of mostly 1 year and 6 months to 6 years with the latest tenancy due to expire on 31 March 2024 at a total rent of about HK\$33,900,000 per month, mostly exclusive of rates, management fees and air-conditioning charges.</p> <p>The car parking spaces were licensed on monthly and hourly basis. The average car park income received in the period from July 2018 to October 2018 was about HK\$1,440,000 per month.</p>	<p>HK\$16,275,000,000</p> <p>(HONG KONG DOLLARS SIXTEEN BILLION TWO HUNDRED AND SEVENTY FIVE MILLION)</p> <p>(100% interest attributable to the Group: HK\$16,275,000,000)</p>

Notes:

- (1) The registered owner of the property is Singway (B.V.I.) Company Limited which is a wholly-owned subsidiary of the Company.
- (2) The property is subject to a No-Objection Letter from District Lands Office/Hong Kong West vide Memorial No. UB6591354 dated 29 March 1996.
- (3) The property is subject to a Modification Letter from District Lands Office/Hong Kong East vide Memorial No. 12102501960011 dated 24 October 2012.
- (4) The property is subject to a Consent Letter as to revised car park layout plan from Lands Department vide Memorial No. 12110600570135 dated 11 May 2012.
- (5) The property is subject to a Deed of Grant of Right of Way vide Memorial No. 12110702320022 dated 24 October 2012.
- (6) The property is zoned for "Commercial (5)" use under Wan Chai Outline Zoning Plan No. S/H5/28.
- (7) In valuing the property, we have assumed unit rents from about HK\$30 per sq.ft. to HK\$252 per sq.ft. for retail portion and from about HK\$53 per sq.ft. to HK\$67 per sq.ft. for office portion. We have assumed a capitalisation rate of 3.5% for both retail and office premises.

In undertaking our valuation, we have made reference to lettings within the subject property as well as other similar properties within the same and neighbouring districts. The monthly rent of retail premises fall in the range from about HK\$18 per sq.ft. to HK\$253 per sq.ft.. The monthly rent of office premises fall in the range from about HK\$34 per sq.ft. to HK\$80 per sq.ft.. We have gathered and analysed various recent sales transactions of shops and offices and noted that the yield implied in those transactions are generally within the range from about 2.3% to 3.5% for retail premises and from about 2.3% to 4% for office premises. The above market rents assumed by us are consistent with the relevant comparables after due adjustments including location, accessibility, age, size and time. The capitalisation rate adopted is reasonable having regard to the analysed yields.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
<p>2. Commercial Portion and various Car Parking Spaces of Panda Hotel, No. 3 Tsuen Wah Street, Tsuen Wan, New Territories.</p> <p>Situated within Tsuen Wan Town Lot No. 312.</p>	<p>The property comprises all the commercial units on the basement levels 1 to 3, ground, 2nd, 3rd and 4th floors and various car parking spaces on the 3rd, 4th, 5th, 6th and 7th floors of a 33-storey (including a 3-level basement) hotel/commercial complex. The building was completed in 1991.</p> <p>The total gross floor area of the property is approximately 244,716 sq.ft. (22,734.67 sq.m.) (excluding the area of car parking spaces).</p> <p>The locality of the property is characterized by a mixture of commercial and residential developments of various ages.</p> <p>The property is held from the Government under New Grant No. 6598 for a term of 99 years less the last 3 days from 1 July 1898 which 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.</p>	<p>As at the Valuation Date, except for a total area of approximately 24,221 sq.ft. (2,250.19 sq.m.) which was vacant, the commercial units are let to various tenants for terms of mostly 1 to 3 years and the latest tenancy due to expire in August 2024 at a total rent of about HK\$5,638,000 per month, mostly exclusive of rates, management fees and air-conditioning charges.</p> <p>The car parking spaces were licensed on monthly or hourly basis. The average car park income received in the period from July 2018 to October 2018 was about HK\$1,109,000 per month.</p>	<p>HK\$2,216,000,000</p> <p>(HONG KONG DOLLARS TWO BILLION TWO HUNDRED AND SIXTEEN MILLION)</p> <p>(100% interest attributable to the Group: HK\$2,216,000,000)</p>

Notes:

- (1) The registered owner of the property is Kowloon Panda Hotel Limited which is a wholly-owned subsidiary of the Company.
- (2) The property is subject to two Modification Letters vide Memorial Nos. TW651459 and TW869607 dated 20 March 1990 and 30 November 1992 respectively.
- (3) The property is zoned for "Residential (A)" use under Tsuen Wan Outline Zoning Plan No. S/TW/33.
- (4) In valuing the property, we have assumed unit rents from about HK\$13.5 per sq.ft. to HK\$113 per sq.ft. for the retail premises and have assumed a capitalisation rate of 4%.

In undertaking our valuation, we have made reference to lettings within the subject property as well as other similar properties within the same and neighbouring districts. The monthly rent of retail premises fall in the range from about HK\$10 per sq.ft. to HK\$113 per sq.ft. We have gathered and analysed various recent sales transactions of shops and noted that the yield implied in those transactions are generally within the range from about 2.4% to 4% for retail premises. The above market rents assumed by us are consistent with the relevant comparables after due adjustments including location, accessibility, age, size and time. The capitalisation rate adopted is reasonable having regard to the analysed yields.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
3. Kowloonbay International Trade & Exhibition Centre, No. 1 Trademart Drive, Kowloon Bay, Kowloon. New Kowloon Inland Lot No. 6032.	<p>The property comprises an 18-storey (including a 4-level basement) commercial building which accommodates shopping arcade, convention and exhibition facilities and offices. It also comprises a total of 763 car parking spaces and various loading and unloading areas.</p> <p>The property was completed in 1996. In addition, an Occupation Permit was issued on 11 October 2007 in respect of the multi-purpose hall which is an extension built on the 3rd floor of the building.</p> <p>The total gross floor area of the property is approximately 1,774,555 sq.ft. (164,860.18 sq.m.) (excluding the area of car parking spaces).</p> <p>The locality of the property is characterized by a mixture of commercial and industrial developments of various ages.</p> <p>The property is held from the Government under Conditions of Sale No. UB11985 for a term from 27 November 1987 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.</p>	<p>As at the Valuation Date, except for a total area of approximately 197,850 sq.ft. (18,380.71 sq.m.), the shops and offices were let to various tenants for terms of mostly 1 to 4 years with the latest tenancy due to expire in September 2022 at a total rent of about HK\$22,649,000 per month, exclusive of rates, management fees and air-conditioning charges.</p> <p>The average monthly gross income received from the convention and exhibition facilities in the period from August 2018 to October 2018 was about HK\$5,551,000 per month.</p> <p>The car parking spaces were licensed on monthly or hourly basis. The average car park income received in the period from July 2018 to October 2018 was about HK\$1,379,000 per month.</p>	<p>HK\$12,143,000,000</p> <p>(HONG KONG DOLLARS TWELVE BILLION ONE HUNDRED AND FORTY THREE MILLION)</p> <p>(100% interest attributable to the Group: HK\$12,143,000,000)</p>

Notes:

- (1) The registered owner of the property is International Trademart Company Limited which is a wholly-owned subsidiary of the Company.
- (2) The property comprises 4 modification letters vide Memorial Nos. UB4240050, UB4922357, UB9476552 and 17020100540022 dated 24 October 1989, 23 July 1991, 20 January 2005 and 10 January 2017 respectively.
- (3) The property is zoned for "Other Specified Uses (Trade Mart and Commercial Development)" use under Kai Tak Outline Zoning Plan No. S/K22/6.

- (4) In valuing the property, we have assumed unit rents from about HK\$12 per sq.ft. to HK\$30 per sq.ft. for retail portion and from about HK\$20 per sq.ft. to HK\$24 per sq.ft. for office portion. We have assumed capitalisation rate from 3.5% to 4% for retail portion and 3.25% for office portion.

In undertaking our valuation, we have made reference to lettings within the subject property as well as other similar properties within the same and neighbouring districts. The monthly rent of retail premises fall in the range from about HK\$6 per sq.ft. to HK\$52 per sq.ft.. The monthly rent of office premises fall in the range from about HK\$17 per sq.ft. to HK\$24 per sq.ft.. We have gathered and analysed various recent sales transactions of shops and offices and noted that the yield implied in those transactions are generally within the range from about 2.4% to 4% for retail premises and from about 2.3% to 4% for office premises. The above market rents assumed by us are consistent with the relevant comparables after due adjustments including location, accessibility, age, size and time. The capitalisation rates adopted are reasonable having regard to the analysed yields.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
4. QRE Plaza, No. 202 Queen's Road East, Wan Chai, Hong Kong.	The property comprises a 25-storey commercial building. The property was completed in 2007.	As at the Valuation Date, except for a total area of approximately 3,292 sq.ft. (305.83 sq.m.) which was vacant, the shops and offices were let to various tenants for terms of mostly 2 years to 4 years with the latest tenancy due to expire in October 2021 at a total rent of about HK\$3,440,000 per month, exclusive of rates, management fees and air-conditioning charges.	HK\$1,503,000,000 (HONG KONG DOLLARS ONE BILLION FIVE HUNDRED AND THREE MILLION)
The Remaining Portion of Inland Lot No. 7781.	The total gross floor area of the property is approximately 77,033 sq.ft. (7,156.54 sq.m.). The locality of the property is characterized by a mixture of commercial and residential developments of various ages. The property is held from the Government under a Government Lease for a term of 978 years commencing on 25 June 1863. The government rent payable for the lot is HK\$96 per annum.		(100% interest attributable to the Group: HK\$1,503,000,000)

Notes:

- (1) The registered owner of the property is QRE Plaza Limited which is a wholly-owned subsidiary of the Company.
- (2) The property is subject to a Deed of Dedication vide Memorial No. 07110901900021 dated 6 November 2007.
- (3) The property is subject to two Modification Letters by the District Lands Office/Hong Kong East vide Memorial Nos. 07110901900034 and 08040202600019 dated 6 November 2007 and 1 April 2008 respectively.
- (4) The property is subject to a Licence for Offensive Trades vide Memorial No. 09070300640192 dated 23 June 2009.
- (5) The property is zoned for "Commercial (3)" use under Wan Chai Outline Zoning Plan No. S/H5/28.
- (6) In valuing the property, we have assumed unit rents from about HK\$65 per sq.ft. to HK\$230 per sq.ft. for retail portion and from about HK\$43 per sq.ft. to HK\$48 per sq.ft. for office portion. We have assumed capitalisation rate from 3.5% to 3.75% for retail portion and 3.125% for office portion.

In undertaking our valuation, we have made reference to lettings within the subject property as well as other similar properties within the same and neighbouring districts. The monthly rent of retail premises fall in the range from about HK\$18 per sq.ft. to HK\$253 per sq.ft.. The monthly rent of office premises fall in the range from about HK\$34 per sq.ft. to HK\$60 per sq.ft. We have gathered and analysed various recent sales transactions of shops and offices and noted that the yield implied in those transactions are generally within the range from about 2.3% to 3.5% for retail premises and from about 2.3% to 4% for office premises. The above market rents assumed by us and the capitalisation rates adopted are consistent with the relevant comparables after due adjustments including location, accessibility, age, size and time.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
<p>5. Commercial Units G03 and G04 on Ground Floor, Commercial Units 201, 202 and Restaurant on 2nd Floor, Wu Chung House, No. 213 Queen's Road East, Wan Chai, Hong Kong.</p> <p>1641/80110th shares of and in Inland Lot No. 8766.</p>	<p>The property comprises various retail units on ground and 2nd floors of a 38-storey commercial building. The ground and 2nd floors of the building are designated for retail purpose. Its 3rd to 6th floors are designated for car parking spaces and its upper floors accommodate office units. The building was completed in 1993.</p> <p>The total gross floor area of the property is approximately 17,674 sq.ft. (1,641.95 sq.m.).</p> <p>The locality of the property is characterized by a mixture of commercial and residential developments of various ages.</p> <p>The property is held from the Government under Conditions of Exchange No. UB12210 from 25 May 1992 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.</p>	<p>As at the Valuation Date, the property was let to various tenants for terms of mostly 2 to 6 years with the latest tenancy due to expire in July 2021 at a total rent of about HK\$1,660,000 per month, exclusive of rates, management fees and air-conditioning charges.</p>	<p>HK\$517,000,000</p> <p>(HONG KONG DOLLARS FIVE HUNDRED AND SEVENTEEN MILLION)</p> <p>(100% interest attributable to the Group: HK\$517,000,000)</p>

Notes:

- (1) The registered owner of the property is Procelain Properties Ltd which is a wholly-owned subsidiary of the Company.
- (2) The property is zoned for "Commercial (1)" use under Wan Chai Outline Zoning Plan No. S/H5/28.
- (3) In valuing the property, we have assumed unit rents from about HK\$68 per sq.ft. to HK\$122 per sq.ft. for the retail premises and have assumed capitalisation rate from 3.5% to 3.75%.

In undertaking our valuation, we have made reference to lettings within the subject property as well as other similar properties within the same and neighbouring districts. The monthly rent of retail premises fall in the range from about HK\$18 per sq.ft. to HK\$253 per sq.ft. We have gathered and analysed various recent sales transactions of shops and noted that the yield implied in those transactions are generally within the range from about 2.3% to 3.5% for retail premises. The above market rents assumed by us and the capitalisation rates adopted are consistent with the relevant comparables after due adjustments including location, accessibility, age, size and time.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
6. 10 Lorry Parking Spaces on the 3rd Floor, 39 Car Parking Spaces on the 4th Floor and 31 Car Parking Spaces on the 5th Floor and the Remaining Portion of Reserved Areas, Wu Chung House, No. 213 Queen's Road East, Wan Chai, Hong Kong.	The property comprises 10 lorry parking spaces on the 3rd floor, 39 private car parking spaces on the 4th floor and 31 private car parking spaces on the 5th floor and the remaining portion of reserved areas in a 38-storey commercial building. The ground and 2nd floors of the building are designated for retail purpose.	As at the Valuation Date, the car parking spaces were licensed on monthly or hourly basis. The average car park income received in the period from July 2018 to October 2018 was about HK\$541,000 per month.	HK\$167,800,000 (HONG KONG DOLLARS ONE HUNDRED SIXTY SEVEN MILLION AND EIGHT HUNDRED THOUSAND)
858/80110th shares of and in Inland Lot No. 8766.	Its 3rd to 6th floors are designated for car parking spaces and its upper floors accommodate office units. The building was completed in 1993.	The reserved areas were subject to various licences at a total monthly licence fee of about HK\$28,700.	(100% interest attributable to the Group: HK\$167,800,000)
	The locality of the property is characterized by a mixture of commercial and residential developments of various ages.		
	The property is held from the Government under Conditions of Exchange No. UB12210 from 25 May 1992 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.		

Notes:

- (1) The property comprises the followings:

Lorry parking space	Lorry parking spaces nos. L1 to L3, 1 to 4 and 8 to 10 on the 3rd Floor.
Car parking spaces	Car parks nos. 1 to 39 on the 4th Floor and Car parks nos. 1 to 12 and 21 to 39 on the 5th Floor.

- (2) The registered owner of the property is Procelain Properties Ltd which is a wholly-owned subsidiary of the Company.
- (3) The property is zoned for "Commercial (1)" use under Wan Chai Outline Zoning Plan No. S/H5/28.
- (4) In valuing the property, we have assumed unit rents of about HK\$5,800 per private car parking space and about HK\$7,300 per lorry parking space and have assumed a capitalisation rate of 3.5%.

In undertaking our valuation, we have made reference to lettings within the subject property as well as other similar properties within the same and neighbouring districts. The monthly rent of private car parking spaces fall in the range from about HK\$3,500 to HK\$6,000 per private car parking space and about HK\$6,000 to HK\$10,000 per lorry car parking space. We have gathered and analysed various recent sales transactions of car parking spaces and noted that the yield implied in those transactions are generally within the range from about 2.3% to 3.5% for car parking spaces. The above market rents assumed by us are consistent with the relevant comparables after due adjustments location, accessibility and time. The capitalisation rate adopted is reasonable having regard to the analysed yields.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018												
7. GardenEast, No. 222 Queen's Road East, Wan Chai, Hong Kong.	The property comprises a 28-storey composite building. Its ground and 2nd floors are devoted to commercial purpose, the 3rd and 5th floors are devoted to podium garden/residents' recreation facilities and the remainder of the property is currently operated as serviced apartment. The building was completed in 2008.	As at the Valuation Date, except for a total area of approximately 4,591 sq.ft. (426.51 sq.m.) which was vacant, the property was let to various tenants on monthly basis or for longer terms of mostly 6 months to 3 years with the latest lease due to expire in May 2021 at a total rent of about HK\$6,920,000 per month, mostly inclusive of rates, management fees, air-conditioning charges and other outgoings.	HK\$2,063,000,000 (HONG KONG DOLLARS TWO BILLION AND SIXTY THREE MILLION) (100% interest attributable to the Group: HK\$2,063,000,000)												
The Remaining Portion of Sub-section 2 of Section C, the Remaining Portion of Section C, Sub-section 1 of Section D, the Remaining Portion of Section D, Section G of Inland Lot No. 427.	The property has a total gross floor area of approximately 96,576 sq.ft. (8,972.13 sq.m.). The locality of the property is characterized by a mixture of commercial and residential developments of various ages. The property is held from the Government under a Government Lease for a term of 999 years from 29 July 1855. The government rent payable for the lots are as follows:														
	<table border="1"> <thead> <tr> <th>Lots</th> <th>Government rent (HK\$ per annum)</th> </tr> </thead> <tbody> <tr> <td>IL 427 s.C ss.2</td> <td>26</td> </tr> <tr> <td>IL 427 s.C. R.P.</td> <td>122</td> </tr> <tr> <td>IL 427 s.D. ss.1</td> <td>14</td> </tr> <tr> <td>IL 427 s.D R.P.</td> <td>14</td> </tr> <tr> <td>IL 427 s.G</td> <td>54</td> </tr> </tbody> </table>	Lots	Government rent (HK\$ per annum)	IL 427 s.C ss.2	26	IL 427 s.C. R.P.	122	IL 427 s.D. ss.1	14	IL 427 s.D R.P.	14	IL 427 s.G	54		
Lots	Government rent (HK\$ per annum)														
IL 427 s.C ss.2	26														
IL 427 s.C. R.P.	122														
IL 427 s.D. ss.1	14														
IL 427 s.D R.P.	14														
IL 427 s.G	54														

Notes:

- (1) The registered owner of the property is GardenEast Limited which is a wholly-owned subsidiary of the Company.
- (2) The property is subject to an Offensive Trade Licence vide Memorial No. 12031201060011 dated 3 August 2010.
- (3) The property is zoned for "Residential (Group A)" and "Open Space" uses under Wan Chai Outline Zoning Plan No. S/H5/28.

- (4) In valuing the property, we have assumed unit rents from about HK\$60 per sq.ft. to HK\$95 per sq.ft. for retail portion and from about HK\$42.5 per sq.ft. to HK\$48 per sq.ft. for serviced apartment portion. We have assumed capitalisation rate from 3.5% to 4% for retail portion and 3% for serviced apartment portion.

In undertaking our valuation, we have made reference to lettings within the subject property as well as other similar properties within the same and neighbouring districts. The monthly rent of retail premises fall in the range from about HK\$18 per sq.ft. to HK\$253 per sq.ft.. The monthly rent of serviced apartment premises fall in the range from about HK\$41 per sq.ft. to HK\$57 per sq.ft.. We have gathered and analysed various recent sales transactions of shops and serviced apartment and noted that the yield implied in those transactions are generally within the range from about 2.3% to 3.5% for retail premises and from about 2.4% to 3.3% for serviced apartment premises. The above market rents assumed by us and the capitalisation rates adopted are consistent with the relevant comparables after due adjustments including location, accessibility, age, size and time.

Group II – Property held by the Group under development in Hong Kong

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
8. Hopewell Centre II, Kennedy Road, Wan Chai, Hong Kong. Inland Lot No. 8715.	<p>The property comprises a piece of land with a registered site area of about 105,918 sq.ft. (9,840 sq.m.) upon which a 52-storey conference hotel building is proposed to be developed. Upon completion, the property will comprise a shopping mall and a block of hotel. The hotel will provide 1,024 guestrooms. The property is scheduled to be completed in 2021.</p> <p>According to the building plans provided by the Group, upon completion, the total gross floor area of the property will be approximately 1,094,342 sq.ft. (101,666.84 sq.m.). The property will also provide 168 private car parking spaces and 14 motor cycle spaces.</p> <p>The locality of the property is characterized by a mixture of commercial and residential developments of various ages.</p> <p>The property is held from the Government under Conditions of Exchange No. 20175 for a term of 50 years from 24 October 2012. The current Government rent payable for the lot is an amount equal to 3% of the rateable value for the time being of the lot per annum.</p>	As at the Valuation Date, site formation and foundation works were in progress.	<p>HK\$9,402,000,000</p> <p>(HONG KONG DOLLARS NINE BILLION FOUR HUNDRED AND TWO MILLION)</p> <p>(100% interest attributable to the Group: HK\$9,402,000,000)</p>

Notes:

- (1) The registered owner of the Property is Wetherall Investments Limited which is a wholly-owned subsidiary of the Company.

- (2) The use and development of the property are principally governed by the Conditions of Exchange No. 20175. The whole of the documents should be noted but the following conditions are of particular relevance:-

Special Conditions

- (13) The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances such building or buildings to be completed and made fit for occupation on or before 31st day of December 2019.
- (14) The lot or any part thereof or any building or buildings erected or to be erected shall not be used for any purpose other than for non-industrial (excluding residential and godown) purposes.
- (17) (c) (i) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 61,001 square metres and shall not exceed 101,667 square metres;
- (ii) out of the total gross floor area stipulated in sub-clause (c)(i) of this Special Condition.
- (I) the total gross floor area of any building or buildings erected or to be erected on the lot for hotel guest room use shall not be less than 32,822 square metres and shall not exceed 54,702 square metres; and
- (II) the total gross floor area of any building or buildings erected or to be erected on the lot for non-industrial (excluding residential, godown and hotel guest room) purposes shall not be less than 28,179 square metres and shall not exceed 46,965 square metres;
- (d) no part or any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 210 metres above the Hong Kong Principal Datum.....
- (e) (i) any building or buildings erected or to be erected on the lot shall not exceed 55 storeys including any floor or space below the level of the ground;
- (20) (a) If the lot is developed, redeveloped, used or intended to be used at any time solely for the purpose of a hotel or hotels, the Grantee shall not, throughout the term hereby agreed to be granted, assign, mortgage, charge, underlet, part with the possession of or otherwise dispose of the lot or any part thereof or any interest therein or any building or part of any building hereon, or grant any licence or right whatsoever to use or occupy or to have possession of the lot or any part thereof or any building or part of any building thereon or enter into any agreement so to do except as a whole
- (3) The property is subject to a Deed of Grant of Right of Way vide Memorial No. 12110702320022 dated 24 October 2012.
- (4) The property is subject to a waiver letter from the Chief Executive of the HKSAR by the District Lands Officer/ Hong Kong East vide Memorial No. 16061602260035 dated 3rd May 2016.
- (5) The gross development value of the property as if completed as at 30 November 2018 was approximately HK\$17,910,000,000.
- (6) As advised by the Group, the total estimated construction cost for development of the property is about HK\$5,700,000,000 and the construction cost (excluding the land cost) expended as at 30 November 2018 was approximately HK\$630,000,000. We have taken into account the said construction costs in the course of our valuation.

- (7) As mentioned in Note (2), Special Conditions No. 13 of the Conditions of Exchange No. 20175 stated that “..... building or buildings to be completed and made fit for occupation on or before 31 December 2019”. However, according to the latest estimation by the Group, the proposed development will only be completed by 2021 which is beyond the aforesaid completion date prescribed in the said Conditions of Exchange. The Group is applying for extension of such building covenant. According to the Practice Note (Issue No. 5/2003) from the Lands Department, it mentioned that Building Covenant Extension may be granted on valid ground, such extensions will normally be granted subject to the imposition of a premium. In the course of our valuation, we have assumed that the application for building covenant extension will be approved subject to payment of premium to the Government for such extension.
- (8) The property is zoned for “Other Specified Uses (Comprehensive Redevelopment Area)” use under Wan Chai Outline Zoning Plan No. S/H5/28.

Group III – Properties held by the Group for future development in Hong Kong

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
9. 153, 153A, 155, 157, 159, 161, 163, 165 and 167 Queen’s Road East, Wan Chai, Hong Kong. Inland Lot Nos. 5251, 5252, 5253, 5257, 7975, 5657, 5658 and the Remaining Portion of Inland Lot No. 5256.	<p>The property comprises 8 lots with a total registered site area of about 6,703 sq.ft. (622.72 sq.m.).</p> <p>The property under the recent statutory control for residential/commercial development with an estimated total gross floor area of about 90,506 sq.ft. (8,408.21 sq.m.). Building plans for development of No. 155-167 have been approved.</p> <p>The locality of the property is characterized by a mixture of commercial and residential developments of various ages.</p> <p>The property is held from the Government under 7 Government leases (Re: IL 5251, IL 5252, IL 5253, IL 5256 RP, IL 5257, IL 5657 and IL 5658) and a Conditions of Exchange No. 8576 (Re: IL 7975). The current Government rent payable for the lots are HK\$96 per annum.</p>	As at the Valuation Date, demolition works were completed.	<p>HK\$1,141,000,000</p> <p>(HONG KONG DOLLARS ONE BILLION ONE HUNDRED AND FORTY ONE MILLION)</p> <p>(100% interest attributable to the Group: HK\$1,141,000,000)</p>

Notes:

- (1) The registered owner is Eldridge Investments Limited which is a wholly-owned subsidiary of the Company.
- (2) The property is zoned for “Residential (Group A)” use under Wan Chai Outline Zoning Plan No. S/H5/28. As at the Valuation Date, 155-167 Queen’s Road Central has obtained planning permission from the Town Planning Board to develop as office, eating place, shop and services uses.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018																		
10. 55 Ship Street, 1A and 1-3 Hill Side Terrace, Wan Chai, Hong Kong.	The property comprises 5 lots with a total registered site area of about 19,223 sq.ft. (1,785.86 sq.m.).	As at the Valuation Date, the property was vacant.	HK\$560,000,000																		
Inland Lot Nos. 1564, 1669, 1940, 2140 and 2272 and the Extension thereto.	The property comprises a vacant four-storey school building, a two storey house, Nam Koo Terrace and 3 vacant sites. The property has a total gross floor area of approximately 23,039 sq.ft. (2,140.4 sq.m.). The locality of the property is characterized by a mixture of commercial and residential developments of various ages. The property is held from the Government under the 5 Government leases. The respective lease term and Government rent for the lots are as follows:-		(HONG KONG DOLLARS FIVE HUNDRED AND SIXTY MILLION) (100% interest attributable to the Group: HK\$560,000,000)																		
	<table border="1"> <thead> <tr> <th>Lot No.</th> <th>Lease Term</th> <th>Government Rent per annum</th> </tr> </thead> <tbody> <tr> <td>IL 1564</td> <td>75 years from 18 September 1899 renewable for 75 years</td> <td>HK\$198</td> </tr> <tr> <td>IL 1669</td> <td>75 years from 18 September 1899 renewable for 75 years</td> <td>HK\$100</td> </tr> <tr> <td>IL 1940</td> <td>75 years from 10 February 1913 renewable for 75 years</td> <td>HK\$16,560</td> </tr> <tr> <td>IL 2140</td> <td>75 years from 4 October 1915 renewable for 75 years</td> <td>HK\$6,120</td> </tr> <tr> <td>IL 2272</td> <td>75 years from 18 September 1899 renewable for 75 years</td> <td>HK\$302</td> </tr> </tbody> </table>	Lot No.	Lease Term	Government Rent per annum	IL 1564	75 years from 18 September 1899 renewable for 75 years	HK\$198	IL 1669	75 years from 18 September 1899 renewable for 75 years	HK\$100	IL 1940	75 years from 10 February 1913 renewable for 75 years	HK\$16,560	IL 2140	75 years from 4 October 1915 renewable for 75 years	HK\$6,120	IL 2272	75 years from 18 September 1899 renewable for 75 years	HK\$302		
Lot No.	Lease Term	Government Rent per annum																			
IL 1564	75 years from 18 September 1899 renewable for 75 years	HK\$198																			
IL 1669	75 years from 18 September 1899 renewable for 75 years	HK\$100																			
IL 1940	75 years from 10 February 1913 renewable for 75 years	HK\$16,560																			
IL 2140	75 years from 4 October 1915 renewable for 75 years	HK\$6,120																			
IL 2272	75 years from 18 September 1899 renewable for 75 years	HK\$302																			

Notes:

- (1) The registered owner of the property is Yuba Company Limited which is a wholly-owned subsidiary of the Company.
- (2) The property is zoned for "Open Space" use under Wan Chai Outline Zoning Plan No. S/H5/28.
- (3) The use and development of the site are principally governed by the conditions stipulated in the Government Leases of Inland Lot Nos. 1564, 1669, 1940, 2140 and 2272 which are virtually unrestrictive except that the development in Inland Lot No. 2140 have a maximum height limit of 35 feet.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
11. 53 Ship Street and 1-5 Schooner Street, Wan Chai, Hong Kong.	The property comprises a lot with a registered site area of about 3,681 sq.ft. (341.97 sq.m.).	As at the Valuation Date, except 3 units with area of about 1,490 sq.ft. (138.42 sq.m.) were let to three tenants for terms of 1 year to 3 years with the latest tenancy due to expire in September 2019 at a total monthly rent of about HK\$64,500, the property was vacant.	HK\$267,000,000
The Remaining Portion of Section A and the Remaining Portion of Inland Lot No. 2093.	The property comprises a 6-storey (excluding the upper part of ground floor) tenement building completed in 1977.		(HONG KONG DOLLARS TWO HUNDRED AND SIXTY SEVEN MILLION)
	The total saleable area of the property is approximately 12,834 sq.ft. (1,192.31 sq.m.).		(100% interest attributable to the Group: HK\$267,000,000)
	The locality of the property is characterized by a mixture of commercial and residential developments of various ages.		
	The property is held from the Government under a Government Lease for a term of 75 years from 19 October 1914 renewable for 75 years. The current Government rent payable for the property is HK\$29,932 per annum.		

Notes:

- (1) The registered owner of the property is All Step Development Limited which is a wholly-owned subsidiary of the Company.
- (2) G/F, No. 1 Schooner Street is subject to an Order No. C/TB/003312/06/HK and a Superseding Order No. C/TB/001965/17/HK issued by the Building Authority both under Section 24(1) of the Buildings Ordinance vide Memorial Nos. 07033000420070 and 17081000560124 dated 9 February 2007 and 20 July 2017 respectively regarding certain building works at the property. According to the information from the Group, the cost for such remedial work will be less than HK\$50,000 which is immaterial to the value of the property. In the course of our valuation, we have disregarded such remedial costs for compliance of the said Order.
- (3) G/F, No. 5 Schooner Street is subject to Notice No. WNZ/U08-31/0001/08 issued by the Building Authority under Section 24C(1) of the Buildings Ordinance vide Memorial No. 10031900760442 dated 13 October 2009 regarding certain building works at the property. According to the information from the Group, the cost for such remedial work will be less than HK\$50,000 which is immaterial to the value of the property. In the course of our valuation, we have disregarded such remedial costs for compliance of the said Order.
- (4) Flat B, 1/F is subject to a Notice No. WC/TB01253/08/HK-N05W issued by the Building Authority under Section 24C(1) of the Buildings Ordinance vide Memorial No. 08092400810098 dated 9 May 2008 regarding certain structure over the flat roof of the property. According to the information from the Group, the cost for such remedial work will be less than HK\$50,000 which is immaterial to the value of the property. In the course of our valuation, we have disregarded such remedial costs for compliance of the said Order.

- (5) Flat C, 1/F is subject to a Notice No. WC/TB01255/08/HK-N05W issued by the Building Authority under Section 24C(1) of the Buildings Ordinance vide Memorial No. 08092400810107 dated 9 May 2008 regarding certain structure over the flat roof of the property. According to the information from the Group, the cost for such remedial work will be less than HK\$50,000 which is immaterial to the value of the property. In the course of our valuation, we have disregarded such remedial costs for compliance of the said Order.
- (6) Flat D, 1/F is subject to a Notice No. WC/TB01258/08/HK-N05W issued by the Building Authority under Section 24C(1) of the Buildings Ordinance vide Memorial No. 08092400810116 dated 9 May 2008 regarding certain structure over the flat roof of the property. According to the information from the Group, the cost for such remedial work will be less than HK\$50,000 which is immaterial to the value of the property. In the course of our valuation, we have disregarded such remedial costs for compliance of the said Order.
- (7) Flat E, 1/F is subject to a Notice No. WC/TB01259/08/HK-N05W issued by the Building Authority under Section 24C(1) of the Buildings Ordinance vide Memorial No. 08092400810124 dated 9 May 2008 regarding certain structure over the flat roof of the property. According to the information from the Group, the cost for such remedial work will be less than HK\$50,000 which is immaterial to the value of the property. In the course of our valuation, we have disregarded such remedial costs for compliance of the said Order.
- (8) Flat F, 1/F is subject to a Notice No. WC/TB01260/08/HK-N05W issued by the Building Authority under Section 24C(1) of the Buildings Ordinance vide Memorial No. 08092400810134 dated 9 May 2008 regarding certain structure over the flat roof of the property. According to the information from the Group, the cost for such remedial work will be less than HK\$50,000 which is immaterial to the value of the property. In the course of our valuation, we have disregarded such remedial costs for compliance of the said Order.
- (9) Flat E, 2/F is subject to an Order No. UBZ/U08-31/0004/08 issued by the Building Authority under Section 24(1) of the Buildings Ordinance vide Memorial No. 10011200340109 dated 22 May 2009 regarding certain structure at the external wall of the property. According to the information from the Group, the cost for such remedial work will be less than HK\$50,000 which is immaterial to the value of the property. In the course of our valuation, we have disregarded such remedial costs for compliance of the said Order.
- (10) Flat E, 3/F is subject to an Order No. UBZ/U08-31/0005/08 issued by the Building Authority under Section 24(1) of the Buildings Ordinance vide Memorial No. 10010701880189 dated 22 May 2009 regarding a canopy at the external wall of the property. According to the information from the Group, the cost for such remedial work will be less than HK\$50,000 which is immaterial to the value of the property. In the course of our valuation, we have disregarded such remedial costs for compliance of the said Order.
- (11) The property is zoned for “Residential (Group C)” use under Wan Chai Outline Zoning Plan No. S/H5/28. The zone with a maximum plot ratio of 5.0, and a maximum building height of 12 storeys, or the plot ratio and height of the existing building, whichever is the greater.
- (12) The use and development of the site are principally governed by the conditions stipulated in the Government Lease of Inland Lot No. 2093 which is virtually unrestrictive.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
12. Inland Lot No. 9048, Schooner Street, Wan Chai, Hong Kong. Inland Lot No. 9048.	<p>The property comprises a lot with a registered site area of about 2,906 sq.ft. (269.97 sq.m.) upon which an 11-storey residential building is proposed to be developed.</p> <p>According to the building plans provided by the Group, upon completion, the total gross floor area of the property will be approximately 14,531 sq.ft. (1,364.398 sq.m.).</p> <p>The locality of the property is characterized by a mixture of commercial and residential developments of various ages.</p> <p>The property is held from the Government under Conditions of Sale No. 20228 for a term of 50 years from 2 July 2014. The current Government rent payable for the lot is an amount equal to 3% of the rateable value for the time being of the lot per annum.</p>	As at the Valuation Date, the property was vacant.	<p>HK\$200,000,000</p> <p>(HONG KONG DOLLARS TWO HUNDRED MILLION)</p> <p>(100% interest attributable to the Group: HK\$200,000,000)</p>

Notes:

- (1) The registered owner of the property is Kingline Enterprises Limited which is a wholly-owned subsidiary of the Company.
- (2) The property is zoned for "Residential (Group C)" use under Wan Chai Outline Zoning Plan No. S/H5/28.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018																	
13. 11 domestic units, 7 office units, 8 shop units in 10 locations in Wan Chai, Hong Kong Island.	<p>The property comprises a total of 26 units which consist of 11 domestic units, 7 office units, 8 shop units in 10 locations of Hong Kong Island.</p> <p>The saleable area of the properties are as follows:-</p> <table border="1"> <thead> <tr> <th rowspan="2">Usages</th> <th colspan="2">Saleable Area</th> </tr> <tr> <th>sq.ft.</th> <th>sq.m.</th> </tr> </thead> <tbody> <tr> <td>Domestic</td> <td>4,540</td> <td>421.78</td> </tr> <tr> <td>Office</td> <td>6,787</td> <td>630.53</td> </tr> <tr> <td>Shop</td> <td><u>5,360</u></td> <td><u>497.96</u></td> </tr> <tr> <td>Total:</td> <td><u>16,687</u></td> <td><u>1,550.27</u></td> </tr> </tbody> </table>	Usages	Saleable Area		sq.ft.	sq.m.	Domestic	4,540	421.78	Office	6,787	630.53	Shop	<u>5,360</u>	<u>497.96</u>	Total:	<u>16,687</u>	<u>1,550.27</u>	<p>As at the Valuation Date, an area of about 6,601 sq.ft. was vacant, the remaining units were let on monthly basis/short term leases under various tenancies.</p>	<p>HK\$379,800,000</p> <p>(HONG KONG DOLLARS THREE HUNDRED SEVENTY NINE MILLION AND EIGHT HUNDRED THOUSAND)</p> <p>(100% interest attributable to the Group: HK\$379,800,000)</p>
Usages	Saleable Area																			
	sq.ft.	sq.m.																		
Domestic	4,540	421.78																		
Office	6,787	630.53																		
Shop	<u>5,360</u>	<u>497.96</u>																		
Total:	<u>16,687</u>	<u>1,550.27</u>																		

The locality of the property is characterized by a mixture of commercial and residential developments of various ages.

The property is held from Government under various terms.

Group IV – Property held and operated by the Group in Hong Kong

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
14. Hotel Portion, Panda Hotel, No. 3 Tsuen Wah Street, Tsuen Wan, New Territories. Situated within Tsuen Wan Town Lot No. 312.	<p>The property comprises the hotel portion of a 33-storey (including a 3-level basement) hotel/commercial complex completed in 1991. The hotel accommodates 911 guest rooms. Facilities such as swimming pool, gymnasium, function rooms, bars, Chinese and Western restaurants, coffee shop and business centre etc. are provided within the hotel.</p> <p>The total gross floor area of the property is approximately 424,717 sq.ft. (39,457.17 sq.m.).</p> <p>The locality of the property is characterized by a mixture of commercial and residential developments of various ages.</p> <p>The property is held from the Government under New Grant No. 6598 for a term of 99 years less the last 3 days from 1 July 1898 which 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.</p>	As at the Valuation Date, the property was operated and managed by the Group as a licensed hotel.	<p>HK\$3,285,000,000</p> <p>(HONG KONG DOLLARS THREE BILLION TWO HUNDRED AND EIGHTY FIVE MILLION)</p> <p>(100% interest attributable to the Group: HK\$3,285,000,000)</p>

Notes:

- (1) The registered owner of the property is Kowloon Panda Hotel Limited which is a wholly-owned subsidiary of the Company.
- (2) The property is subject to two Modification Letters vide Memorial Nos. TW651459 and TW869607 dated 20 March 1990 and 30 November 1992 respectively.
- (3) The property is granted with a Hotel Licence No. H/0981 for a period from 1 September 2018 to 31 August 2021 under the Hotel and Guesthouse Accommodation Ordinance, Cap. 349 by the Hotel and Guesthouse Accommodation Authority.
- (4) The property is zoned for “Residential (A)” use under Tsuen Wan Outline Zoning Plan No. S/TW/33.

Group V – Property occupied by the Group in Hong Kong

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
15. Sub-section 1 of Section G of Tai Po Town Lot No. 1, 6-8 Dai Fat Street, Tai Po, New Territories.	The property comprises a 5-storey factory building completed in 1986.	As at the Valuation Date, the property was occupied by the Group for office and workshop uses.	HK\$1,480,000
Section G of Tai Po Town Lot No. 1 and the Extension thereto.	The property has a total gross floor area of approximately 217,628 sq.ft. (20,218.15 sq.m.). It is erected on a site with a registered site area of 89,188 sq.ft. (8,285.8 sq.m.). 1 container parking space, 28 lorry parking spaces, 30 private car parking spaces are provided in the property.		(HONG KONG DOLLARS ONE MILLION FOUR HUNDRED AND EIGHTY THOUSAND)
			(100% interest attributable to the Group: HK\$1,480,000)
			(see Note (3))
	The property is located in Tai Po Industrial Estate in Tai Po. The surrounded area comprises industrial developments.		
	The land portion of the property is leased by the company from Hong Kong Industrial Estate Corporation (the “Corporation”) (now known as Hong Kong Science and Technology Parks Corporation) for a term from 18 September 1980 to 27 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.		

Notes:

- (1) The Lease made between Hong Kong Industrial Estates Corporation (the “Corporation”) (now known as Hong Kong Science and Technology Parks Corporation) and Hopewell Slipform Engineering Limited which is a wholly-owned subsidiary of the Company (the “Lessee”) restricts assignment of the property by the Lessee. In the event that the Lessee is desirous of assigning the property at any time during the term of the Lease, the Lessee shall first offer to surrender its interest free from encumbrances and with vacant possession to the Corporation at a consideration calculated in accordance with a prescribed formula set out in the Lease. In the event that the offer is not accepted by the Corporation within a period of six weeks, it shall be deemed to have been rejected and the Lessee may thereafter dispose of the property by way of assignment subject to certain conditions.

(2) Whereas, if the Corporation accepts the surrender of the property offered by the Lessee, the consideration payable by the Corporation as provided in the Lease will be the lesser of either of Clause (11)(b)(i) (A) or (B) of the Lease extracted as follows:-

(11)(b)(i) (A) The total of the following two amounts reduced by ten percent:

- (I) in respect of the said land, a sum equivalent to the fraction of $1/t$ (one over "t") of eighty percent (80%) of the premium referred to in the Particulars of the Land multiplied by the number of complete years in the portion of the term hereby demised unexpired at the date of completion of the surrender and for the purposes of this sub-paragraph and also sub-paragraph (d)(iii) hereunder the symbol "t" means or represents the number of complete year or years and any fraction thereof, comprised in the period from the commencement date to the 27th day of June 2047, which fraction of a year shall be deemed to be a complete year, and
- (II) in respect of any building (including any fixtures and fittings therein) constructed or erected in accordance with the provisions of the said Agreement for Lease or this Lease, the replacement cost thereof as at the date of the Corporation's acceptance of the surrender (if accepted) to be determined in the manner provided by the First Schedule hereto and discounted for depreciation which shall be calculated at the rate of five percent (5%) per annum or part thereof on the said replacement cost from the date of the occupation permit or temporary occupation permit (whichever shall be the earlier) for the first building on the said land or, in the event of redevelopment whereby all the building(s) on the said land has been replaced by new building(s), the first new building on the said land pursuant to such redevelopment.

or

(B) in respect of both such land and such building (including any fixtures and fittings) therein, the market value thereof as at the date of the Corporation's acceptance of the surrender (if accepted), to be determined in the manner provided by the First Schedule hereto but reduced by ten percent.

(3) In undertaking our valuation, we have taken into account the restriction on assignment of the property as described in Note (1) and the prescribed formula for calculation of consideration for surrender of the property to the Corporation as stated in Note (2). Our valuation is based on the amount of consideration for surrender of the property to corporation as at the Valuation Date.

(4) The property is zoned for "Other Specified Uses (Industrial Estate)" use under Tai Po Outline Zoning Plan No. S/TP/28.

Group VI – Properties held by joint venture/associate of the Company in Hong Kong

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
16. Commercial Accommodation (excluding Turnaround and Lay-by Area, Pavement and Public Open Space) together with ancillary car-parking facilities on Site A Phase 2, The Avenue, 200 Queen's Road East Wan Chai, Hong Kong. 5272/36306th shares of and in Inland Lot No. 9018.	<p>The property comprises all the commercial units on basement 1, ground floor and 1st floor and 59 car parking spaces on basements 2 and 3 within Site A Phase 2 of The Avenue. The Avenue (developed in 2 phases) comprises a total of 4 residential towers erected upon two separate common podia. The property was completed in 2015.</p> <p>The property has a total lettable floor area of approximately 94,034 sq.ft. (8,735.97 sq.m.).</p> <p>The locality of the property is characterized by a mixture of commercial and residential developments of various ages.</p> <p>The property is held from the Government under Condition of Exchange No. 20099 for a term of 50 years from 25 February 2010. 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.</p>	<p>As at the Valuation Date, except a total area of approximately 13,063 sq.ft. (1,213.58 sq.m.) which was vacant, the commercial units were let to various tenants for terms of mostly 1 to 5 years with the latest tenancy due to expire in 7 October 2023 at a total rent of about HK\$4,770,000 per month, exclusive of rates, management fees and air-conditioning charges.</p> <p>The car parking spaces were licensed on hourly basis. The average car park income received in the period from July 2018 to October 2018 was about HK\$146,000 per month.</p>	<p>HK\$2,816,000,000</p> <p>(HONG KONG DOLLARS TWO BILLION EIGHT HUNDRED AND SIXTEEN MILLION)</p> <p>(30% interest attributable to the Group: HK\$844,800,000)</p>

Notes:

- (1) The registered owner of the property is Urban Renewal Authority. As advised by the Group, the Property is subject to a development agreement between Urban Renewal Authority and Grand Site Development Limited. Grand Site Development Limited is a joint venture company of the Company and has 60% interest of this property. The Company has 50% interest of this joint venture company.
- (2) The property is zoned for "Land Development Corporation Development Scheme Plan Area (for zoning of this area, refer to Land Development Corporation Lee Tung Street & McGregor Street Development Scheme Plan)" use under Wan Chai Outline Zoning Plan No. S/H5/28.
- (3) In valuing the property, we have assumed unit rents from about HK\$23 per sq.ft. to HK\$110 per sq.ft. for the retail premises and have assumed a capitalisation rate of 2.5%.

In undertaking our valuation, we have made reference to lettings within the subject property as well as other similar properties within the same and neighbouring districts. The monthly rent of retail premises fall in the range from about HK\$18 per sq.ft. to HK\$130 per sq.ft.. We have gathered and analysed various recent sales transactions of shops and noted that the yield implied in those transactions of are generally within the range from about 2.3% to 3.5% for retail premises. The above market rents assumed by us are consistent with the relevant comparables after due adjustments including location, accessibility, age and time. The capitalisation rate adopted is reasonable having regard to the analysed yields.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
17. Residential Car Parking Spaces Nos. R09, R45 and R110, The Avenue, 200 Queen's Road East Wan Chai, Hong Kong. 24/36306th shares of and in Inland Lot No. 9018.	<p>The property comprises 3 car parking spaces on Basement 5 of Site A of The Avenue. The Avenue (developed in 2 phases) comprises a total of 4 residential towers erected upon two separate common podia. The property was completed in 2015.</p> <p>The locality of the property is characterized by a mixture of commercial and residential developments of various ages.</p> <p>The property is held from the Government under Condition of Exchange No. 20099 for a term of 50 years from 25 February 2010. 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.</p>	<p>As at the Valuation Date, the property was vacant.</p>	<p>HK\$9,000,000 (HONG KONG DOLLARS NINE MILLION) (25% interest attributable to the Group: HK\$2,250,000)</p>

Notes:

- (1) The registered owner of the property is Urban Renewal Authority. As advised by the Group, the Property is subject to a development agreement between Urban Renewal Authority and Grand Site Development Limited. Grand Site Development Limited is a joint venture company of the Company and has 50% interest of this property. The Company has 50% interest of this joint venture company.
- (2) The property is zoned for "Land Development Corporation Development Scheme Plan Area (for zoning of this area, refer to Land Development Corporation Lee Tung Street & Mcgregor Street Development Scheme Plan)" use under Wan Chai Outline Zoning Plan No. S/H5/28.

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
18. Car Parks Nos. 1 to 12, 53 to 59 and 65 to 78 on 5th Floor together with adjoining spaces, if any, Shun Tak Centre, 168-200 Connaught Road Central, Hong Kong. 132/33888th shares of and in Inland Lot No. 8517.	<p>The property comprises 33 car parks on the 5th floor of Shun Tak Centre which is a commercial complex consisting of two office blocks built over a 7-storey commercial/car parking podium and a basement level completed in 1986.</p> <p>The locality of the property is well served by public transport and is characterised as an office location.</p> <p>The property is held from the Government under Conditions of Grant No. UB11612 for a term of 75 years from 31 December 1980 renewable for a further term of 75 years. The current Government rent payable for the lot is HK\$1,000 per annum.</p>	<p>As at the Valuation Date, the car parking spaces were licensed on monthly and hourly basis and the average received in the period from July 2018 to October 2018 was about HK\$490,000 per month.</p>	<p>HK\$89,000,000</p> <p>(HONG KONG DOLLARS EIGHTY NINE MILLION)</p> <p>(45.95% interest attributable to the Group: HK\$40,895,500)</p>

Notes:

- (1) The registered owner of the property is Granlai Company Limited which is an associate company of the Company and the Company has 45.95% interest of this associate company.
- (2) The property is zoned for "Commercial" use under Central District Outline Zoning Plan No. S/H4/16.

Group VII – Completed property held by the Group for sale in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018										
19. The unsold portions of Phases 1A, 1B, 2, 3, 4A and 4B, Hopewell New Town held for sale, located at south of Yingbin Avenue, Xinhua Town, Huadu District, Guangzhou, Guangdong Province, the PRC (中華人民共和國廣東省廣州市花都區新華鎮迎賓大道南側“合和新城”供銷售的1A期、1B期、2期、3期、4A期及4B期之未售部分)	<p>The property comprises various residential units, retail units and car parking spaces of a comprehensive development and was completed in between 2008 and 2016.</p> <p>The property has a total gross floor area of 33,208.73 sq.m. with details as follows:–</p> <table border="1"> <thead> <tr> <th>Use</th> <th>Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Residential (3 units)</td> <td>343.19</td> </tr> <tr> <td>Retail</td> <td>12,746.60</td> </tr> <tr> <td>Car parking space (1,175 lots)</td> <td>20,118.94</td> </tr> <tr> <td>Total:</td> <td><u>33,208.73</u></td> </tr> </tbody> </table>	Use	Gross Floor Area (sq.m.)	Residential (3 units)	343.19	Retail	12,746.60	Car parking space (1,175 lots)	20,118.94	Total:	<u>33,208.73</u>	<p>As at the Valuation Date, the residential units were vacant.</p> <p>The retail units were subject to various tenancies with the latest expiry in February 2026 at a total monthly rent of RMB361,000 (inclusive of tax, but exclusive of management fee and other outgoings).</p> <p>The car parking spaces were let on short term basis.</p>	<p>RMB547,000,000</p> <p>(RENMINBI FIVE HUNDRED AND FORTY SEVEN MILLION)</p> <p><i>(equivalent to HK\$614,828,000)</i></p> <p>(95% interest attributable to the Group: RMB519,650,000)</p> <p><i>(equivalent to HK\$584,086,600)</i></p>
Use	Gross Floor Area (sq.m.)												
Residential (3 units)	343.19												
Retail	12,746.60												
Car parking space (1,175 lots)	20,118.94												
Total:	<u>33,208.73</u>												
	<p>The property is situated at Xinhua Town, Huadu District, which is predominantly a residential area. Developments in the vicinity comprise mainly residential developments such as Haoli Garden (豪利花園) and Duhu Guoji (都湖國際), etc.</p> <p>The land use rights of the property have been granted for terms due to expire on 10 December 2073, 26 September 2072 and 11 September 2073 respectively for residential use, due to expire on 10 December 2043, 26 September 2042 and 11 September 2043 respectively for commercial use and due to expire on 26 September 2052 for other use.</p>												

Notes:

- (1) According to 5 Granted State-owned Land Use Rights Certificates separately issued by the People's Government of Guangzhou and the People's Government of Huadu District, Guangzhou, the land use rights of several sites of a total area of 610,230.72 sq.m. have been vested in 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, with particulars as follows:-

Certificate No.	Use	Issue Date	Expiry Date	Site Area (sq.m.)
(2004) 720361	Residential and commercial	12 July 2004	10 December 2073 and 10 December 2043	128,512.50
(2004) 720362	Residential and commercial	12 July 2004	10 December 2073 and 10 December 2043	58,658.91
(2003) 11034922	Residential, commercial and others	20 February 2003	26 September 2072, 26 September 2042 and 26 September 2052	18,597.51
(2003) 11035101	Residential and commercial	28 September 2003	11 September 2073 and 11 September 2043	199,930.59
(2003) 11035102	Residential and commercial	30 September 2003	11 September 2073 and 11 September 2043	204,531.21
Total:				610,230.72

- (2) According to Transfer Contract of State-owned Land Use Rights entered into between an independent third party and 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, in 2002, the land use rights of a site of approximately 733,337 sq.m. have been contracted to be transferred to 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited) at a premium of RMB195,800,000.

As advised by the Company, the transfer has been completed and the ultimate aggregate granted site area is 610,230.72 sq.m. as set out in Note (1) above.

- (3) According to Real Estate Initial Registration Notification Nos. (15)03311801, (16)03331281, (16)03337101, (17)03447841, (2007)061, (2006)094, (2006)095, (2006)138, (2006)121, (2010)082, (2010)083, (2010)084, (2010)081, (2009)071, (2012)034, (2012)059, (2014)015, (2014)016 and (2014)017 issued by 廣州市國土資源和房屋管理局 (the Guangzhou Municipal Land Resources and Housing Administrative Bureau), the building ownership of portions of the development, Hopewell New Town, comprising a total gross floor area of 33,208.73 sq.m. has been vested in 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited) which is a 95% owned subsidiary of the Company.
- (4) According to the information provided by the Group, a residential unit and a car parking space of the property with a gross floor area of 155.55 sq.m. and 11.99 sq.m. respectively have been committed for sale for a total consideration of approximately RMB1,600,000. In the course of our valuation, we have taken into account the above contracted selling prices of such portions.
- (5) According to Business Licence No. 91440101741888721R dated 18 November 2015, 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, was established as a limited liability company with a registered capital of RMB124,000,000.

- (6) We have been provided with a legal opinion issued by the Company's PRC legal adviser on 22 February 2019, which contains, inter alia, the following information:
- (a) 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, has obtained the State-owned Land Use Rights Certificates and Building Ownership Certificates of the property;
 - (b) The property is not subject to any mortgage; and
 - (c) 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, is entitled to use, lease, transfer or mortgage the property.
- (7) The status of the title and grant of major approvals and licence in accordance with the information provided by the Group and the opinion of the Company's PRC legal adviser:
- | | |
|--|-----|
| Granted State-owned Land Use Rights Certificate | Yes |
| Transfer Contract of State-owned Land Use Rights | Yes |
| Real Estate Initial Registration Notification | Yes |
| Business Licence | Yes |

Group VIII – Completed property held by the Group for owner occupation in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018
20. The multi-purpose building of Hopewell New Town, located at south of Yingbin Avenue, Xinhua Town, Huadu District, Guangzhou, Guangdong Province, the PRC (中華人民共和國廣東省廣州市花都區新華鎮迎賓大道南側合和新城綜合樓)	The property comprises a multi-purpose building accommodating offices, dormitories and ancillary canteen, with a total gross floor area of 7,658.36 sq.m. of a comprehensive development and was completed in 2008. The property is situated at Xinhua Town, Huadu District, which is predominantly a residential area. Developments in the vicinity comprise mainly residential developments such as Haoli Garden (豪利花園) and Duhu Guoji (都湖國際), etc. The land use rights of the property have been granted for a term due to expire on 11 September 2043 for commercial use.	As at the Valuation Date, the property was owner-occupied by the Group as offices and dormitories and ancillary canteen.	RMB93,000,000 (RENMINBI NINETY THREE MILLION) <i>(equivalent to HK\$104,532,000)</i> (95% interest attributable to the Group: RMB88,350,000) <i>(equivalent to HK\$99,305,400)</i>

Notes:

- (1) According to Granted State-owned Land Use Rights Certificate No. (2003)11035102 issued by the People's Government of Huadu District, Guangzhou, the land use rights of a site of 204,531.21 sq.m. have been vested in 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company.
- (2) According to Transfer Contract of State-owned Land Use Rights entered into between an independent third party and 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, in 2002, the land use rights of a site of approximately 733,337 sq.m. have been contracted to be transferred to 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, at a premium of RMB195,800,000.

As advised by the Company, the transfer has been completed and the ultimate aggregate granted site area is 610,230.72 sq.m. as set out in Note (1) of property no. 19.
- (3) According to Real Estate Title Certificate No. 0300001022, the building ownership of the property comprising a total gross floor area of 7,658.36 sq.m. has been vested in 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited) which is a 95% owned subsidiary of the Company.
- (4) According to Business Licence No. 91440101741888721R dated 18 November 2015, 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, was established as a limited liability company with a registered capital of RMB124,000,000.

(5) We have been provided with a legal opinion issued by the Company's PRC legal adviser on 22 February 2019, which contains, inter alia, the following information:

(a) 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, has obtained the State-owned Land Use Rights Certificates and Building Ownership Certificates of the property;

(b) The property is not subject to any mortgage; and

(c) 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, is entitled to use, lease, transfer or mortgage the property.

(6) The status of the title and grant of major approvals and licence in accordance with the information provided by the Group and the opinion of the Company's PRC legal adviser:

Granted State-owned Land Use Rights Certificate	Yes
Transfer Contract of State-owned Land Use Rights	Yes
Real Estate Title Certificate	Yes
Business Licence	Yes

Group IX – Property held by the Group under development in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018										
21. Phases 5A and 6, Hopewell New Town, located at south of Yingbin Avenue, Xinhua Town, Huadu District, Guangzhou, Guangdong Province, the PRC (中華人民共和國廣東省廣州市花都区新華鎮迎賓大道南側合和新城5A期及6期)	<p>The property comprises portions of a comprehensive mixed use development to be erected on two parcels of land with a total site area of 258,589.50 sq.m.</p> <p>According to the information provided by the Group, the constituent planned gross floor areas of this portion of development are as follows:–</p> <table border="1"> <thead> <tr> <th>Planned Use</th> <th>Planned Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>127,022.60</td> </tr> <tr> <td>Retail</td> <td>938.60</td> </tr> <tr> <td>Car parking space (1,214 lots)</td> <td>47,395.70</td> </tr> <tr> <td>Total:</td> <td><u>175,356.90</u></td> </tr> </tbody> </table>	Planned Use	Planned Gross Floor Area (sq.m.)	Residential	127,022.60	Retail	938.60	Car parking space (1,214 lots)	47,395.70	Total:	<u>175,356.90</u>	<p>As at the Valuation Date, the property was under construction and scheduled to be completed by phases in between 2019 and 2020.</p>	<p>RMB2,152,000,000 (RENMINBI TWO BILLION ONE HUNDRED AND FIFTY TWO MILLION) <i>(equivalent to HK\$2,418,848,000)</i> (95% interest attributable to the Group: RMB2,044,400,000) <i>(equivalent to HK\$2,297,905,600)</i></p>
Planned Use	Planned Gross Floor Area (sq.m.)												
Residential	127,022.60												
Retail	938.60												
Car parking space (1,214 lots)	47,395.70												
Total:	<u>175,356.90</u>												
	<p>The property is situated at Xinhua Town, Huadu District, which is predominantly a residential area. Developments in the vicinity comprise mainly residential developments such as Haoli Garden (豪利花園) and Duhu Guoji (都湖國際), etc.</p> <p>The land use rights of the property have been granted for terms due to expire on 10 December 2073 and 11 September 2073 respectively for residential use and due to expire on 10 December 2043 and 11 September 2043 respectively for commercial use.</p>												

Notes:

- (1) According to 2 Granted State-owned Land Use Rights Certificates issued by the People's Government of Guangzhou and the People's Government of Huadu District, Guangzhou respectively, the land use rights of two sites of a total area of 258,589.50 sq.m. have been vested in 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, with particulars as follows:–

Certificate No.	Use	Issue Date	Expiry Date	Site Area (sq.m.)
(2004) 720362	Residential and commercial	12 July 2004	10 December 2073 and 10 December 2043	58,658.91
(2003) 11035101	Residential and commercial	28 September 2003	11 September 2073 and 11 September 2043	199,930.59
Total:				<u>258,589.50</u>

- (2) According to Transfer Contract of State-owned Land Use Rights entered into between an independent third party and 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company in 2002, the land use rights comprising a site area of approximately 733,337 sq.m. have been contracted to be transferred to 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, at a premium of RMB195,800,000.

As advised by the Company, the transfer has been completed and the ultimate aggregate granted site area is 610,230.72 sq.m. as set out in Note (1) of property no. 19.

- (3) According to Planning Permit for Construction Use of Land No. A200200087 issued by the Guangzhou Municipal Planning Bureau Huadu District Branch on 8 November 2002, the construction sites of a total area of 733,333 sq.m. are in compliance with the urban planning requirements and have been approved.
- (4) According to Planning Permits for Construction Works Nos. (2016)23 and (2017)61, the construction works of portions of the development, Hopewell New Town, comprising a total gross floor area of 185,981.80 sq.m. are in compliance with the construction works requirements and have been approved.
- (5) According to Commencement Permits for Construction Works Nos. 440101201704070101 and 440101201806110101, the construction works of portions of the development, Hopewell New Town, comprising with a total gross floor area of 185,981.80 sq.m. were in compliance with the requirement of works commencement and were permitted to be developed.
- (6) The gross development value of the property as if completed as at 30 November 2018 was approximately RMB3,279,000,000.
- (7) As advised by the Group, the total estimated construction cost (excluding the land cost) for development of the property is approximately RMB594,000,000 and the construction cost (excluding the land cost) expended as at 30 November 2018 was approximately RMB196,000,000. We have taken into account the said construction costs in the course of our valuation.
- (8) According to the information provided by the Group, the Group has to develop certain public facilities within the entire Hopewell New Town development at its own expense and surrender to the local government at no compensation. The total estimated cost is approximately RMB448,100,000 on top of the construction cost in Note (7) above. We have taken into account the said cost in the course of our valuation.

- (9) According to Business Licence No. 91440101741888721R dated 18 November 2015, 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, was established as a limited liability company with a registered capital of RMB124,000,000.
- (10) We have been provided with a legal opinion issued by the Company's PRC legal adviser on 22 February 2019, which contains, inter alia, the following information:
- (a) 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, has obtained the State-owned Land Use Rights Certificates of the property;
 - (b) The design and construction of the property are in compliance with the relevant government requirements;
 - (c) The property is not subject to any mortgage; and
 - (d) 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, is entitled to use, lease, transfer or mortgage the property.
- (11) The status of the title and grant of major approvals and licence in accordance with the information provided by the Group and the opinion of the Company's PRC legal adviser:

Granted State-owned Land Use Rights Certificate	Yes
Transfer Contract of State-owned Land Use Rights	Yes
Planning Permit for Construction Use of Land	Yes
Planning Permit for Construction Works	Yes
Commencement Permit for Construction Works	Yes
Business Licence	Yes

Group X – Property held by the Group for future development in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 November 2018														
22. Phases 5B, 7, 8, 9, 10, 11, 12, E1 and E2, and clubhouse, Hopewell New Town, located at south of Yingbin Avenue, Xinhua Town, Huadu District, Guangzhou, Guangdong Province, the PRC (中華人民共和國廣東省廣州市花都区新華鎮迎賓大道南側合和新城5B期、7期、8期、9期、10期、11期、12期、E1期、E2期及會所)	The property comprises portions of a comprehensive mixed use development to be erected on three parcels of land with a total site area of 532,974.30 sq.m. According to the information provided by the Group, the constituent planned gross floor areas of this portion of the development are as follows:– <table border="1"> <thead> <tr> <th>Planned Use</th> <th>Approximate Planned Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>302,825</td> </tr> <tr> <td>Retail</td> <td>97,586</td> </tr> <tr> <td>Hotel</td> <td>15,486</td> </tr> <tr> <td>Office</td> <td>47,563</td> </tr> <tr> <td>Car parking space (6,074 lots)</td> <td>273,304</td> </tr> <tr> <td>Total:</td> <td><u>736,764</u></td> </tr> </tbody> </table>	Planned Use	Approximate Planned Gross Floor Area (sq.m.)	Residential	302,825	Retail	97,586	Hotel	15,486	Office	47,563	Car parking space (6,074 lots)	273,304	Total:	<u>736,764</u>	As at the Valuation Date, the property was vacant land pending development.	RMB1,608,000,000 (RENMINBI ONE BILLION SIX HUNDRED AND EIGHT MILLION) <i>(equivalent to HK\$1,807,392,000)</i> (95% interest attributable to the Group: RMB1,527,600,000) <i>(equivalent to HK\$1,717,022,400)</i>
Planned Use	Approximate Planned Gross Floor Area (sq.m.)																
Residential	302,825																
Retail	97,586																
Hotel	15,486																
Office	47,563																
Car parking space (6,074 lots)	273,304																
Total:	<u>736,764</u>																
	The property is situated at Xinhua Town, Huadu District, which is predominantly a residential area. Developments in the vicinity comprise mainly residential developments such as Haoli Garden (豪利花園) and Duhu Guoji (都湖國際), etc.																
	The land use rights of the property have been granted for terms due to expire on 10 December 2073 and 11 September 2073 respectively for residential use and due to expire on 10 December 2043 and 11 September 2043 respectively for commercial use.																

Notes:

- (1) According to 3 Granted State-owned Land Use Rights Certificates separately issued by the People's Government of Guangzhou and the People's Government of Huadu District, Guangzhou, the land use rights of several sites of a total area of 532,974.30 sq.m. have been vested in 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, with particulars as follows:-

Certificate No.	Use	Issue Date	Expiry Date	Site Area (sq.m.)
(2004) 720361	Residential and commercial	12 July 2004	10 December 2073 and 10 December 2043	128,512.50
(2003) 11035101	Residential and commercial	28 September 2003	11 September 2073 and 11 September 2043	199,930.59
(2003) 11035102	Residential and commercial	30 September 2003	11 September 2073 and 11 September 2043	204,531.21
Total:				<u>532,974.30</u>

- (2) According to Transfer Contract of State-owned Land Use Rights entered into between an independent third party and 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, in 2002, the land use rights of a site of approximately 733,337 sq.m. have been contracted to be transferred to 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, at a premium of RMB195,800,000.

As advised by the Company, the transfer has been completed and the ultimate aggregate granted site area is 610,230.72 sq.m. as set out in Note (1) of property no. 19.

- (3) According to Planning Permit for Construction Use of Land No. A200200087 issued by the Guangzhou Municipal Planning Bureau Huadu District Branch on 8 November 2002, the construction sites of a total area of 733,333 sq.m. are in compliance with the urban planning requirements and have been approved.
- (4) According to the information provided by the Group, the Group has to develop certain public facilities within the entire Hopewell New Town development at its own expense and surrender to the local government at no compensation. The total estimated cost is approximately RMB448,100,000. We have taken into account the said cost in the course of our valuation.
- (5) According to Business Licence No. 91440101741888721R dated 18 November 2015, 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, was established as a limited liability company with a registered capital of RMB124,000,000.
- (6) We have been provided with a legal opinion issued by the Company's PRC legal adviser on 22 February 2019 which contains, inter alia, the following information:
- (a) 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, has obtained the State-owned Land Use Rights Certificates of the property;
- (b) The property is not subject to any mortgage; and

- (c) 廣州市合和(花都)置業發展有限公司 (Guangzhou Municipality Hopewell (Huadu) Estate Development Company Limited), which is a 95% owned subsidiary of the Company, is entitled to use, lease, transfer or mortgage the property.
- (7) The status of the title and grant of major approvals and licence in accordance with the information provided by the Group and the opinion of the Company's PRC legal adviser:
- | | |
|--|-----|
| Granted State-owned Land Use Rights Certificate | Yes |
| Transfer Contract of State-owned Land Use Rights | Yes |
| Planning Permit for Construction Use of Land | Yes |
| Business Licence | Yes |