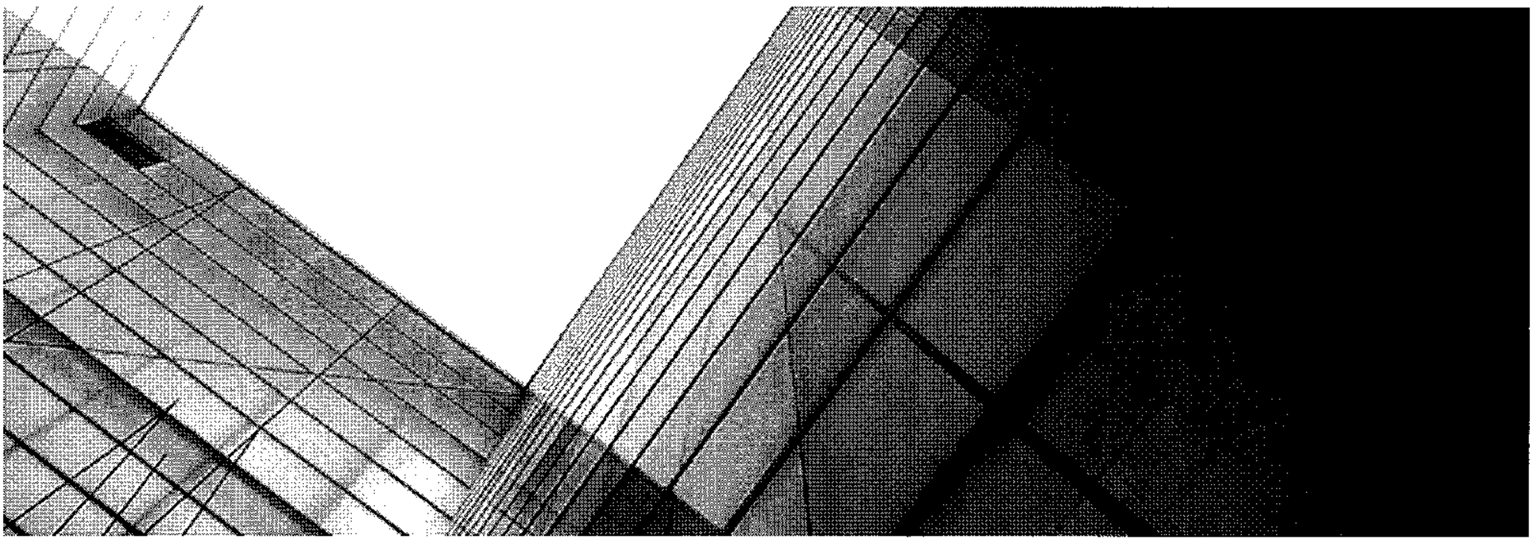
Valuation Report

Various Properties in Hong Kong, Taiwan and The People's Republic of China

26 February 2010

Prepared For

Shell Electric Holdings Ltd.
First Floor, Shell Industrial Building
12 Lee Chung Street
Chai Wan
Hong Kong



26th February, 2010

The Directors
Shell Electric Holdings Ltd.
First Floor, Shell Industrial Building
12 Lee Chung Street
Chai Wan
Hong Kong

Dear Sirs

In accordance with your instructions for us to value the property interests held by Shell Electric Holdings Ltd. (hereinafter referred to as the "Company") and its subsidiaries and selected associate company (hereinafter collectively referred to as the "Group") in Hong Kong, Taiwan and the People's Republic of China (the "PRC"), we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market values of the property interests held by the Group as at 30th November, 2009 (the "Valuation Date").

BASIS OF VALUATION

Our valuations are our opinion of the market value which we would define as intended to mean "the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

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

PROPERTY CATEGORIZATION AND VALUATION METHODOLOGY

We have valued Property No. 1 of Group I, Nos. 3, 5, 6, 7, 8, 9 and 10 of Group II and No. 13 of Group IV by using direct comparison approach whenever market comparable transactions are available and assumed sale of the property interests with the benefit of vacant possession.

We have valued the Property No. 2 of Group I, No. 4 of Group II, No. 11 of Group III and Nos. 12, 14 and 15 of Group IV by reference to sales evidence as available on the market and where appropriate on the basis of capitalization of the rental shown on the documents handed to us by the Group. We have allowed for outgoings, and where appropriate, made provisions for reversionary income potential of the property upon expiry of the existing lease by reference to the current market level and redevelopment potential.

We have attributed no commercial value to the property interests in Group V to VII, due to the prohibition against assignment or sub-letting or otherwise due to the lack of substantial profit rents.

TITLE DOCUMENTS AND ENCUMBRANCES

We have caused sample ownership search at the Land Registry for the Hong Kong properties and have been provided with extracts of documents in respect of the title to the properties in Taiwan and the PRC. However, we have not inspected the original documents to verify ownership or to verify any amendments which may not appear on the copies handed to us. We have relied to a very considerable extent on the information given by the Group and the opinion given by the Group's PRC legal advisor King & Wood PRC Lawyers dated 9th February, 2010 in respect of the title to the properties in the PRC.

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

Whilst we have taken every care to investigate the title of the property interests valued, including examination of the copies of land grants provided by the Group and the land registers obtained from the Land Registry for the Hong Kong properties, we do not accept liability for any interpretation which we have placed on such information, that is more properly the sphere of the legal advisor.

INSPECTION AND MEASUREMENT

We have inspected the exterior and, where possible, the interior of the properties valued. However, we have not carried out on-site measurement to verify the correctness of site areas and/or floor areas of the properties and assumed that the site areas and floor areas shown on the documents handed to us are correct.

STRUCTURAL CONDITION

We are not instructed to undertake any surveys or test on the services of the properties. Apart from Property Nos. 8 and 9 of Group II, our valuation has been undertaken on the basis that the properties were all in satisfactory repair and condition with the services functioned satisfactorily and were free of rot, infestation or any other structural defects. For Property Nos. 8 and 9 of Group II, during the course of our inspection, we noted that the properties suffered from landslip and portions of which were structurally damaged. We have relied to a considerable extent on the information given by the Group on such matters as the extent of damage to the buildings and structures, the impact to the existing operation, reinstatement/demolition plan and the cost and time required for the reinstatement and/or demolition to the buildings and structures. In the course of our valuation, we have taken into account of the impact to the existing operation, the reinstatement plan and the cost and time required for the reinstatement and/or demolition to Property Nos. 8 and 9 of Group II.

CONTAMINATION

We are not instructed to arrange for any investigation to be carried out to determine whether any deleterious or hazardous material has been used in the construction of the properties and therefore assume in our valuations that none of the said material is contained in the properties. However, if it is established subsequently that contamination exists at the properties or any neighbouring land, or that the properties have been or are being put to any contaminative use, we reserve the right to adjust the value reported herein.

SOURCE OF INFORMATION

We have relied to a very considerable extent on information given by the Group and have accepted advice given to us on such matters as planning approvals or statutory notices, easements, tenure, completion dates of buildings, particular of occupancies, incomes, site and floor areas and all other relevant matters. Dimensions, measurements and areas included in this valuation report are based on information contained in the documents provided to us and are therefore approximations.

We have not verified the information provided to us by the Group and have assumed that they are correct. We have no reason to doubt the truth and accuracy of the information provided to us by the Group and/or its PRC legal advisor which is material to the valuation. We were also advised by the Group that no material facts have been omitted from the information provided.

CURRENCY

Unless otherwise stated, all monetary amounts stated in our valuation are in Hong Kong dollars ("HK$"). Where appropriate, the exchange rates we have adopted are HK$1 = RMB0.88091, RMB6.8272 = USD1 and HK$0.248 = TWD1 which were the prevailing exchange rates as at the Valuation Date.

REMARKS

In preparing our valuation report, we have complied with "The HKIS Valuation Standards on Properties (First Edition 2005)" published by the Hong Kong Institute of Surveyors and the requirements contained in the relevant provisions of Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited.

As advised by the Company, the potential tax liability which would arise on the disposal of the property interests held by the Group mainly includes profit tax (16.5%) for Hong Kong properties; and business tax (5%), land value-added tax (ranging from 30% to 60%) and corporate income tax (10% to 25%) for the PRC properties, assuming the property interests and the land use rights of the PRC properties could be freely transferable. We have been further advised that it is unlikely that such tax liability will be crystallized in the recent future as the Group has no intention to dispose of or transfer the relevant property interests. According to our standard practice, in the course of our valuation, we have neither verified nor taken into account such tax liability.

We enclose herewith our summary of values and valuation report.

Yours faithfully
For and on behalf of
Knight Frank Petty Limited

Alex S L Ng
MRICS MHKIS RPS(GP)
Executive Director

Note: Alex S L Ng, MRICS, MHKIS, RPS (GP), has been a qualified valuer with Knight Frank Petty Limited since November 1995 and has 23 years' experience in the valuation of properties in Hong Kong and has been involved in the valuation of properties in the People's Republic of China and Asia Pacific regions since 1988.

SUMMARY OF VALUES

No.	Property	Market Value in Existing State as at 30th November, 2009	Interest Attributed to the Group (%)	Market Value in Existing State Attributable to the Group as at 30th November, 2009
Group I – Property Interests Held by the Group for Owner-occupation in Hong Kong				
1.	Fourth Floor, 1 Ning Foo Street, Chai Wan, Hong Kong	HK$2,500,000	100%	HK$2,500,000
2.	Shell Industrial Building, 12 Lee Chung Street, Chai Wan, Hong Kong *(Note)*	HK$150,000,000	100%	HK$150,000,000
				Sub-total: HK$152,500,000
Group II – Property Interests Held by the Group for Owner-occupation in the PRC				
3.	No. 18 San Le East Road, Beijiao Residents' Committee Industrial Park, Beijiao Town, Shunde District, Foshan, Guangdong Province, the PRC	HK$71,000,000	100%	HK$71,000,000
4.	Nos. 33-34 Jin Long Avenue, Da Liang District North District Residents' Committee, Shunde District, Foshan, Guangdong Province, the PRC	HK$2,020,000	98%	HK$1,979,600
5.	Nos. 302 and 402, Section Two of Block 19 of Jin Xiu New Village, Da Liang Town Jin Bang Street Office, Shunde District, Foshan, Guangdong Province, the PRC	HK$450,000	98%	HK$441,000
6.	Unit 1, Level 8, Block 2, No. 34 Jin Xiu Road, Da Liang Town Jin Bang Street Office, Shunde District, Foshan, Guangdong Province, the PRC	HK$165,000	98%	HK$161,700

Note: Part of the property has been held for investment

No.	Property	Market Value in Existing State as at 30th November, 2009	Interest Attributed to the Group (%)	Market Value in Existing State Attributable to the Group as at 30th November, 2009
7.	No. 3 Lane 3 of Shi Luo Road, Da Liang District Nan Hua Residents' Committee, Shunde District, Foshan, Guangdong Province, the PRC	HK$113,000	98%	HK$110,740
8.	No. 168 Flying Goose Hillock, Da Men Residents' Committee, Da Liang Street Office, Shunde District, Foshan, Guangdong Province, the PRC *(Note)*	HK$20,700,000	90.1%	HK$18,650,700
9.	No. 162 Flying Goose Hillock, Da Men Residents' Committee, Da Liang Street Office, Shunde District, Foshan, Guangdong Province, the PRC	HK$6,200,000	90.1%	HK$5,586,200
10.	No. 05, Type A, Zone E, Phase 2 of Xinshijiehaoyuan, Nanshan District, Shenzhen, Guangdong Province, the PRC	HK$17,740,000	100%	HK$17,740,000
				Sub-total: HK$115,669,940

Group III – Property Interest Held by the Group for Investments in Hong Kong

11.	Workshop on Lower Ground Floor, Tak King Industrial Building, 27 Lee Chung Street, Chai Wan, Hong Kong	HK$23,000,000	100%	HK$23,000,000
				Sub-total: HK$23,000,000

Note: Part of the property has been held for investment

No.	Property	Market Value in Existing State as at 30th November, 2009	Interest Attributed to the Group (%)	Market Value in Existing State Attributable to the Group as at 30th November, 2009
Group IV – Property Interests Held by the Group for Investments in the PRC				
12.	Staff dormitory at Flying Goose Hillside, Da Men Residents' Committee, Da Liang Street Office, Shunde District, Foshan, Guangdong Province, the PRC	HK$4,500,000	90.1%	HK$4,054,500
13.	Office unit 7104, CITIC Plaza, No. 233 Tian He North Road, Tianhe District, Guangzhou, Guangdong Province, the PRC	HK$7,970,000	100%	HK$7,970,000
14.	Lot No. B105-19-3 at Hong Mian Road, Futian Free Trade Zone, Shenzhen, Guangdong Province, the PRC	HK$184,000,000	100%	HK$184,000,000
15.	135 office units in CITIC Plaza, No. 233 Tian He North Road, Tianhe District, Guangzhou, Guangdong Province, the PRC	HK$920,000,000	40%	HK$368,000,000
				Sub-total: HK$564,024,500
Group V – Property Interest Leased by the Group in Hong Kong				
16.	Flat A on 8/F and car parking space no. 65 on LG/F, Hanking Court, 43-49 Cloud View Road, North Point, Hong Kong	No commercial value		No commercial value
				Sub-total: No Commercial Value

No.	Property	Market Value in Existing State as at 30th November, 2009	Interest Attributed to the Group (%)	Market Value in Existing State Attributable to the Group as at 30th November, 2009
Group VI – Property Interests Leased by the Group in the PRC				
17.	No. A640, Huangshi East Road, Baiyun District, Guangzhou, Guangdong Province, the PRC	No commercial value		No commercial value
18.	Unit W2A1-a, Block W2-A, Shenzhen High-tech Industrial Park, Gao Xin South 4th Road, Nanshan District, Shenzhen, Guangdong Province, the PRC	No commercial value		No commercial value
19.	Unit W2A1-b, Block W2-A, Shenzhen High-tech Industrial Park, Gao Xin South 4th Road, Nanshan District, Shenzhen, Guangdong Province, the PRC	No commercial value		No commercial value
20.	A unit of roof on ancillary building of Factory W2, Shenzhen High-tech Industrial Park, Gao Xin South 4th Road, Nanshan District, Shenzhen, Guangdong Province, the PRC	No commercial value		No commercial value
21.	Unit C, Level 2, Block 26, Phase 2, COTE D'AZUR, East of Hou Hai Avenue, Nanshan District, Shenzhen, Guangdong Province, the PRC	No commercial value		No commercial value
22.	Unit 802, Block 7, Yue Hai Men Village, Nanshan District, Shenzhen, Guangdong Province, the PRC	No commercial value		No commercial value
23.	East No. 1 on Level 2, Tongxungongye Office Building, No. 2 Ke Feng Road, Nanshan District, Shenzhen, Guangdong Province, the PRC	No commercial value		No commercial value

No.	Property	Market Value in Existing State as at 30th November, 2009	Interest Attributed to the Group (%)	Market Value in Existing State Attributable to the Group as at 30th November, 2009
24.	Unit B2107, Fengtian Ginza, No. 19 You Hao Street, Shenhe District, Shenyang, Liaoning Province, the PRC	No commercial value		No commercial value
				Sub-total: No commercial value

Group VII – Property Interest Leased by the Group in Taiwan

No.	Property	Market Value in Existing State as at 30th November, 2009	Interest Attributed to the Group (%)	Market Value in Existing State Attributable to the Group as at 30th November, 2009
25.	1F, 501-17 Chung Cheng Road, Hsin Tien, Taipei, Taiwan	No commercial value		No commercial value
				Sub-total: No commercial value
				Grand-total: HK$855,194,440

VALUATION REPORT

Group I – Property Interests Held by the Group for Owner-occupation in Hong Kong

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
1.	Fourth Floor, 1 Ning Foo Street, Chai Wan, Hong Kong 40/400th shares of and in Chai Wan Inland Lot No. 9	The property comprises a workshop on the Fourth Floor of an 11-storey industrial building completed in about 1968. The saleable area of the property is approximately 4,195 sq ft (389.72 sq m). The property is held under a set of Conditions of Sale for a term of 75 years commencing from 15th September, 1963 renewable for a further term of 75 years. The government rent for the lot is HK$112 per annum.	The property is owner-occupied by the Group as storage use.	HK$2,500,000 (100% interest attributable to the Group: HK$2,500,000)

Notes:

(1) The registered owner of the property is Shell Electric Holdings Limited.

(2) The property is zoned for "Other Specified Uses (Business)" under Chai Wan Outline Zoning Plan No. S/H20/17 dated 18th November, 2005.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
2.	Shell Industrial Building, 12 Lee Chung Street, Chai Wan, Hong Kong Chai Wan Inland Lot Nos. 10 and 11	The property comprises a 12-storey industrial building erected on a site with a registered site area of about 12,100 sq ft (1,124.1 sq m). Carparking and loading/unloading areas are found on Ground Floor. The property was completed in about 1965. The gross floor area of the property (excluding carparking spaces) are approximately 126,820 sq ft (11,781.87 sq m). The property is held under two sets of Conditions of Sale each for a term of 75 years commencing from 15th September, 1963 renewable for a further term of 75 years. The total government rent for the lots is HK$224 per annum.	As at the date of valuation, except for about 7,100 sq ft (659.6 sq m) which were vacant and 29,000 sq ft (2,694.17 sq m) which were owner-occupied, the remaining industrial portion of the property was subject to various tenancies with the latest one expiring in May 2012 at a total monthly rent of approximately HK$566,000 partly exclusive of rates. The total monthly licence fees for the carparking spaces was approximately HK$16,700.	HK$150,000,000 (100% interest attributable to the Group: HK$150,000,000 (see note 4)

Notes:

(1) The registered owner of the property is SMC Investments Limited, a wholly-owned subsidiary of the Company.

(2) Upon our recent inspection, we note that the original ground floor workshop is currently being occupied for carparking purpose.

(3) The property is zoned for "Other Specified Uses (Business)" under Chai Wan Outline Zoning Plan No S/H20/17 dated 18th November, 2005.

(4) The market value of HK$150,000,000 has taken into consideration of the redevelopment potential of the property.

(5) Part of the property has been held for investment. The market value of the owner-occupied portion and investment portion were HK$36,000,000 and HK$114,000,000 respectively as at the valuation date.

Group II – Property Interests Held by the Group for Owner-occupation in the PRC

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
3.	No. 18 San Le East Road, Beijiao Residents' Committee Industrial Park, Beijiao Town, Shunde District, Foshan, Guangdong Province, the PRC	The property comprises an industrial site having a site area of approximately 49,336.6 sq m on which 15 buildings of 1 to 6 storeys and ancillary structures are erected thereon which were completed between 1997 to 2009. The total gross floor area of the property is approximately 68,373.2 sq m. The land use right of the property was granted for a term expiring on 31st July, 2046.	The property is occupied by the Group mainly as workshop.	HK$71,000,000 (100% interest attributable to the Group: HK$71,000,000) (please see note 4)

Notes:

(1) Pursuant to the Contract for Grant of Land Use Right No. Shun Guo Chu Rang Zi (96) Di (255) dated 27th August, 1996, Shunde Planning and Land Bureau has granted the land use right of the property, having a site area of 49,815.8 sq m, to 順德蜆華多媒體製品有限公司 (currently named as 佛山市順德區蜆華多媒體製品有限公司) ("Party A"), a wholly-owned subsidiary of the Company, for a term of 50 years from 1st August, 1996 to 31st July, 2046 for industrial use.

(2) Pursuant to Real Estate Ownership Certificate No. Yue Fang Di Zheng Zi Di C5744836 dated 30th July, 2007, the land use right of the property with a site area of 49,336.6 sq m for a term expiring on 31st July, 2046 and the building ownership of the property having a gross floor area of approximately 62,805.7 sq m were vested in Party A for industrial use.

(3) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

(i) The property under the aforesaid real estate ownership certificate is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the buildings under the aforesaid real estate ownership certificate and its respective land use right in accordance with the law. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property under the aforesaid real estate ownership certificate within the prescribed land use right period.

(ii) In respect of the additional erected portion of the property, Party A has not implemented the planning and reporting, and examination procedure in accordance with the PRC laws. Such portion is regarded as illegal construction and title registration cannot be carried out before obtaining approval from application of procedures such as planning, reporting and examination in accordance with the PRC laws. It has the legal risk of such portion being ordered to demolish and being fined by the government.

(4) In the course of our valuation, we have ascribed no commercial value to the portion of the property with a gross floor area of approximately 5,567.5 sq m of which the real estate ownership certificate has not been obtained.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
4.	Nos. 33-34 Jin Long Avenue, Da Liang District North District Residents' Committee, Shunde District, Foshan, Guangdong Province, the PRC	The property comprises a unit on Level 1 of the retail podium of a 6-storey residential development which was completed in or about 1990. The property has a gross floor area of approximately 207 sq m. The land use right of the property was granted for a term expiring on 11th May, 2038.	Portion of the property with a gross floor area of 30 sq m is occupied by the Group as retail use whilst the remaining portion of the property is leased to a tenant for a term expiring on 15th August, 2010 at a monthly rent of RMB9,922.50.	HK$2,020,000 (98% interest attributable to the Group: HK$1,979,600)

Notes:

(1) Pursuant to Real Estate Ownership Certificate No. Yue Fang Di Zheng Zi Di C0761569 dated 28th March, 2002 issued by Guangdong Province People's Government, the land use right for a term expiring on 11th May, 2038 for commercial use and the building ownership of the property having a gross floor area of approximately 207 sq m for commercial use were vested in 廣東萬家樂電纜有限公司 ("Party A"), a 98% owned subsidiary of the Company.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

(i) Party A has obtained the real estate ownership certificate of the property. The property is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the building and its respective land use right in accordance with the law. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property within the prescribed land use right period.

(ii) The tenancy agreement is legal, valid and binding to the contracted parties. In accordance with the relevant PRC legal regulations, Party A has not applied the tenancy agreement registration procedure. It does not affect the validity of the tenancy agreement, but it has legal risks of being ordered to apply the registration procedure, termination of letting and being fined.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
5.	Nos. 302 and 402, Section Two of Block 19 of Jin Xiu New Village, Da Liang Town Jin Bang Street Office, Shunde District, Foshan, Guangdong Province, the PRC	The property comprises a unit on Level 3 and a unit on Level 4 of a 7-storey residential building which was completed in or about 1993. The property has a total gross floor area of approximately 169.4 sq m. The land use rights of the property were granted for a term of 70 years expiring on 30th April, 2063.	No. 402 is occupied by the Group as staff quarters use and No. 302 is currently vacant.	HK$450,000 (98% interest attributable to the Group: HK$441,000)

Notes:

(1) Pursuant to Real Estate Ownership Certificate No. Yue Fang Di Zheng Zi Di 2606720 dated 11th May, 2000 issued by Guangdong Province People's Government, the land use right for a term of 70 years commencing from 1st May, 1993 and expiring on 30th April, 2063 for residential use and the building ownership of No. 302 of the property having a gross floor area of approximately 84.5 sq m were vested in 廣東萬家樂電纜有限公司 ("Party A"), a 98% owned subsidiary of the Company.

(2) Pursuant to Real Estate Ownership Certificate No. Yue Fang Di Zheng Zi Di 2606722 dated 11th May, 2000 issued by Guangdong Province People's Government, the land use right for a term of 70 years commencing from 1st May, 1993 and expiring on 30th April, 2063 for residential use and the building ownership of No. 402 of the property having a gross floor area of approximately 84.9 sq m were vested in Party A.

(3) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

Party A has obtained the real estate ownership certificates of the property. The property is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the building and its respective land use right in accordance with the law. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property within the prescribed land use right period.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
6.	Unit 1, Level 8, Block 2, No. 34 Jin Xiu Road, Da Liang Town Jin Bang Street Office, Shunde District, Foshan, Guangdong Province, the PRC	The property comprises a unit on Level 8 of an 8-storey residential building which was completed in or about 1991. The property has a gross floor area of approximately 74.6 sq m. The land use right of the property was granted for a term of 30 years expiring on 4th June, 2021.	The property is occupied by the Group as staff quarters use.	HK$165,000 (98% interest attributable to the Group: HK$161,700)

Notes:

(1) Pursuant to Real Estate Ownership Certificate No. Yue Fang Di Zheng Zi Di 2606721 dated 11th May, 2000 issued by Guangdong Province People's Government, the land use right for a term of 30 years commencing from 5th June, 1991 and expiring on 4th June, 2021 for residential use and the building ownership of the property having a gross floor area of approximately 74.6 sq m were vested in 廣東萬家樂電纜有限公司 ("Party A"), a 98% owned subsidiary of the Company.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

Party A has obtained the real estate ownership certificate of the property. The property is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the building and its respective land use right in accordance with the law. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property within the prescribed land use right period.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
7.	No. 3 Lane 3 of Shi Luo Road, Da Liang District Nan Hua Residents' Committee, Shunde District, Foshan, Guangdong Province, the PRC	The property comprises a 2-storey residential building which was completed in or about 1994. The property has a gross floor area of approximately 66.2 sq m. The land use rights of the property were granted for a term expiring on 23rd April, 2072.	The property is currently vacant.	HK$113,000 (98% interest attributable to the Group: HK$110,740)

Notes:

(1) Pursuant to Real Estate Ownership Certificate No. Yue Fang Di Zheng Zi Di C1009743 dated 25th June, 2002 issued by Guangdong Province People's Government, the land use right for a term of expiring on 23rd April, 2072 for residential use and the building ownership of the property having a gross floor area of approximately 66.2 sq m for residential use were vested in 廣東萬家樂電纜有限公司 ("Party A"), a 98% owned subsidiary of the Company.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

Party A has obtained the real estate ownership certificate of the property. The property is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the building and its respective land use right in accordance with the law. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property within the prescribed land use right period.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
8.	No. 168 Flying Goose Hillock, Da Men Residents' Committee, Da Liang Street Office, Shunde District, Foshan, Guangdong Province, the PRC	The property comprises an industrial site having a site area of approximately 45,601.2 sq m on which 23 buildings of 1 to 4 storeys and ancillary structures are erected thereon and completed between 1970's to 2008. The total gross floor area of the property is approximately 16,682 sq m. The land use right of the property was granted for a term expiring on 7th January, 2044.	The property is occupied by the Group mainly as workshop with portion of the property being subject to a tenancy agreement entered into between two subsidiaries of the Company. Part of the property has been sealed up and will be unsealed until the completion of slope consolidation and/or reinstatement work. (please see note 4)	HK$20,700,000 (90.1% attributable to the Group: HK$18,650,700) (please see note 3, 4 & 6)

Notes:

(1) Pursuant to the Real Estate Ownership Certificate No. Yue Fang Di Zheng Zi Di C2552466 registered on 11th June, 2004, the land use right of the property with a site area of 45,601.2 sq m held for a term expiring on 7th January, 2044 for industrial use and the building ownership of the property with a gross floor area of 17,041.7 sq m for industrial use were vested in 佛山市順德區華豐不銹鋼焊管廠有限公司 ("Party A"), a 90.1% owned subsidiary of the Company.

(2) As advised by the Group, portion of the buildings as mentioned in Note (1) has been demolished and the total gross floor area of those existing buildings under the aforesaid Real Estate Ownership Certificate is approximately 14,557 sq m.

(3) Pursuant to the tenancy agreement entered into between Party A and 蜆壳電器工業(中國)有限公司 ("SMC Industrial") dated 12th April, 2007, Party A agreed to lease portion of the property with an area of 11 sq m for a term of 3 years from 1st May, 2007 at a monthly rent RMB1,000. As advised by the Group, both Party A and SMC Industrial are subsidiaries of the Company. In the course of our valuation, we have disregarded the existence of the aforesaid inter-company lease and we have valued the aforesaid portion of the property as owner-occupied property.

(4) The property was suffered from landslip in 2008 and portions of which were structurally damaged. As advised by the Group, some structural damages have been identified in the property. In the course of our valuation, we have taken into account of the impact to the existing operation, the reinstatement plan and the cost and time required for the reinstatement and/or demolition. We have relied to a very considerable extent on the information given by the Group on such matters as the extent of damage to the buildings and structures, the impact to the existing operation, reinstatement/demolition plan and the cost and time required for the reinstatement and/or demolition to the buildings and structures of the property.

(5) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

(i) Party A has obtained the aforesaid real estate ownership certificate. The property under the aforesaid real estate ownership certificate is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the buildings as mentioned in Note 2 and its respective land use right in accordance with the law. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property as mentioned in Note 2 within the prescribed land use right period. As the actual gross floor area is less than that as stated in the real estate ownership certificate, Party A should apply for change registration in order to let actual area to be consistent with the registered area. There is no material legal obstacle to obtain approval of such change.

(ii) In respect of the additional erected portion of the property, Party A has not implemented the planning and reporting, and examination procedure in accordance with the law. Such portion is regarded as illegal construction and title registration cannot be carried out before obtaining approval for the application of procedures such as planning, reporting and examination in accordance with the PRC laws. It has the legal risk of such portion being ordered to demolish and being fined by the government.

(iii) The tenancy agreement has not been registered, but it does not affect the validity of the tenancy agreement. It has risks of being ordered to apply for the registration procedure, termination of letting and being fined.

(6) In the course of our valuation, we have ascribed no commercial value to the portion of the property with a gross floor area of approximately 2,124 sq m of which the real estate ownership certificate has not been obtained.

(7) Part of the property has been held for investment. The market value of the owner-occupied portion and investment portion were HK$9,400,000 and HK$11,300,000 respectively as at the valuation date.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
9.	No. 162 Flying Goose Hillock, Da Men Residents' Committee, Da Liang Street Office, Shunde District, Foshan, Guangdong Province, the PRC	The property comprises an industrial site having a site area of approximately 9,679.4 sq m and a single-storey building which was built in 2005. The gross floor area of the property is approximately 5,468.9 sq m. The land use right of the property was granted for a term expiring on 7th January, 2044.	The property is occupied by the Group as workshop with portion of the property being subject to a tenancy agreement entered into between two subsidiaries of the Company. Portion of the property has been sealed up and will be unsealed until the completion of slope consolidation and/or reinstatement work. (please see note 3)	HK$6,200,000 (90.1% attributable to the Group: HK$5,586,200) (please see note 2 & 3)

Notes:

(1) Pursuant to a Real Estate Ownership Certificate No. Yue Fang Di Zheng Zi Di C3987556 registered on 1st September, 2005, the land use right of the property with a site area of 9,679.4 sq m held for a term expiring on 7th January, 2044 for industrial use and the building ownership of the property having a gross floor area of 5,468.9 sq m for industrial use were vested to 佛山市順德區華豐不銹鋼焊管廠有限公司 ("Party A"), a 90.1% owned subsidiary of the Company. The aforesaid Real Estate Ownership Certificate has stated that "hatched (shaded) portions are not the area of confirmation of ownership". According to the PRC legal adviser's opinion, Party A confirmed that at the time when the government granted the land use right of 9,679.4 sq m to Party A, the land area included such hatched portions. Subsequently, the government has adjusted the planning and confirmed that the hatched portions were not the area of land use of Party A.

(2) Pursuant to the tenancy agreement entered into between Party A and 廣東萬家樂電纜有限公司 ("Wan Jia Le") dated 30th October, 2009, Party A agreed to lease portion of the property with a gross floor area of 1,250 sq m for a term of 2 years from 1st November, 2009 at a monthly rent RMB5,000. As advised by the Group, both Party A and Wan Jia Le are subsidiaries of the Company. In the course of our valuation, we have disregarded the existence of the aforesaid inter-company lease and we have valued the aforesaid portion of the property as owner-occupied property.

(3) The property was suffered from landslip in 2008 and portions of which were structurally damaged. As advised by the Group, some structural damages have been identified in the property. In the course of our valuation, we have taken into account of the impact to the existing operation, the reinstatement plan and the cost and time required for the reinstatement and/or demolition. We have relied to a very considerable extent on the information given by the Group on such matters as the extent of damage to the buildings and structures, the impact to the existing operation, reinstatement/demolition plan and the cost and time required for the reinstatement and/or demolition to the buildings and structures of the property.

(4) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

(i) Party A has obtained the real estate ownership certificate of the property. The property is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the building and its respective land use right in accordance with the PRC laws. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property within the prescribed land use right period.

(ii) If the government has to resume the hatched portion of the land, the government has to compensate. Concrete standard depends on the then relevant applicable compensation standard and the negotiation between the government and Party A. (please see note 1)

(iii) The tenancy agreement has not been registered, but it does not affect the validity of the tenancy agreement. It has risks of being ordered to apply for the registration procedure, termination of letting and being fined.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
10.	No. 05, Type A, Zone E, Phase 2 of Xinshijiehaoyuan, Nanshan District, Shenzhen, Guangdong Province, the PRC	The property comprises a 3-storey terraced house which was completed in or about 2004. The property has a gross floor area of approximately 473.52 sq m. The land use rights of the property were granted for a term of 70 years expiring on 27th December, 2067.	The property is occupied by the Group as staff quarters use.	HK$17,740,000 (100% interest attributable to the Group: HK$17,740,000)

Notes:

(1) Pursuant to Real Estate Ownership Certificate No. Shen Fang Di Zi Di 4000197151 registered on 17th February, 2005 issued by Shenzhen People's Government, the land use right for a term of 70 years commencing from 28th December, 1997 and expiring on 27th December, 2067 for residential, villa, commercial and kindergarten uses and the building ownership of the property having a gross floor area of approximately 473.52 sq m of the property for villa use were vested in 華京海外有限公司(Fast-Gain Overseas Limited) ("Party A"), a wholly-owned subsidiary of the Company.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

Party A has obtained the real estate ownership certificate of the property. The property is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the building and its respective land use right in accordance with the PRC laws. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property within the prescribed land use right period.

Group III – Property Interest Held by the Group for Investments in Hong Kong

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
11.	Workshop on Lower Ground Floor, Tak King Industrial Building, 27 Lee Chung Street, Chai Wan, Hong Kong 140/1,100th shares of and in Chai Wan Inland Lot No. 1	The property comprises a workshop on the Lower Ground Floor of a 26-storey industrial building completed in about 1984. The gross floor area of the property is approximately 9,384 sq ft (871.8 sq m). The property is held under a set of Conditions of Sale for a term of 75 years commencing from 1st May, 1962 renewable for a further term of 75 years. The government rent for the lot is HK$220 per annum.	The property is subject to a tenancy from 1st March, 2008 to 28th February, 2010 at a rent of HK$145,000 per month exclusive of rates.	HK$23,000,000 (100% interest attributable to the Group: HK$23,000,000)

Notes:

(1) The registered owner of the property is Shell Electric Holdings Limited.

(2) The property is zoned for "Other Specified Uses (Business)" under Chai Wan Outline Zoning Plan No. S/H20/17 dated 18th November, 2005.

Group IV – Property Interests Held by the Group for Investments in PRC

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
12.	Staff dormitory at Flying Goose Hillside, Da Men Residents' Committee, Da Liang Street Office, Shunde District, Foshan, Guangdong Province, the PRC	The property comprises two 7-storey dormitory buildings and an ancillary building completed in about 1994. The property is erected on a site with a site area of approximately 6,562.5 sq m. The total gross floor area of the property is approximately 3,677.5 sq m. The land use right of the property was granted for a term expiring on 22nd September, 2053.	Portion of the property is subject to a tenancy for a term of 12 months commencing from 1st May, 2009 and expiring on 30th April, 2010 yielding a monthly rent of RMB5,200. The remaining portion of the property is vacant.	HK$4,500,000 (90.1% attributable to the Group: HK$4,054,500)

Notes:

(1) Pursuant to a Real Estate Ownership Certificate No. Yue Fang Di Zheng Zi Di C1604947 registered on 28th October, 2003, the land use right of the property with a site area of 6,562.5 sq m for a term expiring on 22nd September, 2053 for industrial use and the building ownership of the property with a total gross floor area of 3,677.5 sq m for industrial use were vested in 順德華豐不銹鋼焊管廠有限公司 (currently named as 佛山市順德區華豐不銹鋼焊管廠有限公司 ("Party A"), a 90.1% owned subsidiary of the Company.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

(i) Party A has obtained the real estate ownership certificate of the property. The property is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the buildings and its respective land use right in accordance with the PRC laws. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property within the prescribed land use right period.

(ii) The tenancy agreement has not been registered, but it does not affect the validity of the tenancy agreement. It has risks of being ordered to apply for the registration procedure, termination of letting and being fined.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
13.	Office unit 7104, CITIC Plaza, No. 233 Tian He North Road, Tianhe District, Guangzhou, Guangdong Province, The PRC	CITIC Plaza (the "Development") is located at the northern side of Tian He North Road amids Tianhe District in Guangzhou. The Development comprises a 75-storey office tower and two 38-storey twin-block apartment towers, all erected over a 5-storey retail/recreation podium plus 2 car parking basement levels underneath. The Development was completed in 1997. The property comprises an office unit on Level 71 with a gross floor area of approximately 309.55 sq m. The land use right of the property was granted for a term of 50 years from 30th September, 1994.	The property is currently vacant.	HK$7,970,000 (100% interest attributable to the Group: HK$7,970,000)

Notes:

(1) Pursuant to Real Estate Ownership Certificate No. Yue Fang Di Zheng Zi Di C2281966 dated 25th December, 2003 issued by Guangdong Province People's Government, the land use right for a term of 50 years from 30th September, 1994 and the building ownership of the property having a gross floor area of approximately 309.55 sq m were vested in 華京海外有限公司 (Fast-Gain Overseas Limited) ("Party A"), a wholly-owned subsidiary of the Company, for office use.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

Party A has obtained the real estate ownership certificate of the property. The property is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the building and its respective land use right in accordance with the PRC laws. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property within the prescribed land use right period.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
14.	Lot No. B105-19-3 at Hong Mian Road, Futian Free Trade Zone, Shenzhen, Guangdong Province, the PRC	The property comprises an industrial complex erected on a piece of site having an area of approximately 31,348.8 sq m. The property comprises a 4-storey industrial block completed in 2002, a 1-storey gas store completed in 2001, a 1-storey chemical goods store completed in 2001 and a 1-storey fire pump room completed in 2008 erected on the southern part of the property whereas the northern part of the property is a garden. The total gross floor area of the property is approximately 32,317.69 sq m. The land use right of the property has been granted for a term of 50 years from 9th March, 2000 and expiring on 8th March, 2050.	The existing blocks of the property are subject to a tenancy for a term of 10 years from 1st February, 2001 at a monthly rent of US$82,560.	HK$184,000,000 (100% interest attributable to the Group: HK$184,000,000) (please see note 5)

Notes:

(1) Pursuant to the Contract for Grant of Land Use Right No. Shen Bao Shui Tu Di Zi 200076 dated 9th March, 2000, Shenzhen Futian Free Trade Zone Management Bureau has granted the land use right of the property, having a site area of 31,348.8 sq m, to 盈滿投資有限公司 (Full Revenue Inc.), a wholly-owned subsidiary of the Company, for a term of 50 years from 9th March, 2000 to 8th March, 2050. The salient development conditions stated in the aforesaid contract are, inter alia, as follows:-

(i)	User	:	High technology industrial
(ii)	Site Coverage	:	$<50\%$
(iii)	Plot Ratio	:	≤ 2.5
(iv)	Green Area Ratio	:	$\geq 30\%$

(2) Pursuant to the Real Estate Certificate No. Shen Fang Di Zi Di 9000231 registered on 13th September, 2002, land use right of the property with site area of 31,348.8 sq m for a term of 50 years from 9th March, 2000 to 8th March, 2050 for high technology industrial use and the building ownership of the property with gross floor area of 31,188.25 sq m are vested in 業盈置業(深圳)有限公司 (Full Revenue Property (Shenzhen) Company Limited) ("Full Revenue"), a wholly-owned subsidiary of Full Revenue Inc. which is a wholly-owned subsidiary of the Company.

(3) Pursuant to the tenancy agreement, supplemental tenancy agreement, supplemental tenancy agreement (2) and supplemental tenancy agreement (3) entered into between Full Revenue and JDS Uniphase (Shenzhen) Limited (previously named as FibX (Shenzhen) Limited and currently named as 新美亞科技(深圳)有限公司) (the "Lessee") dated 29th October, 2000, 17th November, 2003, 14th June, 2007 and 28th February, 2008 respectively, Full Revenue agreed to lease the industry block of the property to the Lessee for a term of 10 years from 1st August, 2000 or a latter date as agreed by both parties at a monthly rent US$82,560. As advised by the Company, the lease commencement date is 1st February, 2001. Full Revenue also agreed the Lessee to erect a chemical goods store with a gross floor area of approximately 51 sq m next to the industrial block, to erect a staff rest area on the flat roof of the industrial block on Level 4 and to erect an underground fire services water tank and an above ground pump room.

(4) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

(i) Full Revenue has obtained the aforesaid real estate ownership certificate. The property under the aforesaid real estate ownership certificate is not subject to mortgage and sealing up condition. Full Revenue has obtained the ownership of the buildings under the aforesaid real estate ownership certificate and its respective land use right in accordance with the PRC laws. Full Revenue has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property under the aforesaid real estate ownership certificate within the prescribed land use right period.

(ii) In respect of the additional erected portion of the property constructed by the Lessee, Full Revenue has not implemented the planning and reporting, and examination procedure in accordance with the PRC laws. Such portion is regarded as illegal construction and title registration cannot be carried out before obtaining approval for the application of procedures such as planning, reporting and examination in accordance with the PRC laws. It has the legal risk of such portion being ordered to demolish and being fined by the government.

(iii) The tenancy agreements have been recorded and are valid. In regard to the clauses of increase of gross floor area, as each party has not implemented legal reporting procedure, Full Revenue may not enjoy the benefit as stated in the tenancy agreements for the portion of additional gross floor area. The relevant change of JDS Uniphase (Shenzhen) Limited does not affect the validity of the aforesaid tenancy agreements and the tenancy agreements continue to be valid to 新美亞科技(深圳)有限公司.

(5) In the course of our valuation, we have ascribed no commercial value to the portion of the property with a gross floor area of approximately 1,129.44 sq m of which the real estate ownership certificate has not been obtained.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
15.	135 office units in CITIC Plaza, No. 233 Tian He North Road, Tianhe District, Guangzhou, Guangdong Province, the PRC	CITIC Plaza ("the Development") is located at the northern side of Tian He North Road amidst Tianhe District in Guangzhou. The Development comprises a 75-storey office tower, two 38-storey twin-block apartment towers, all erected over a 5-storey retail/recreation podium plus 2 car parking basement levels underneath. The Development was completed in 1997. The property comprises 135 office units in the Development with a total gross floor area of approximately 38,368.94 sq m. The land use right of the property was granted for a term of 50 years from 30th September, 1994.	Portion of the property is subject to various tenancies with the latest one expiring in February 2014 at a total rent of approximately RMB5,392,000 per month. The remaining portion of the property is vacant.	HK$920,000,000 (40% interest attributable to the Group: HK$368,000,000)

Notes:

(1) Pursuant to 135 Real Estate Ownership Certificates issued by Guangdong Province People's Government, the land use right of the property for a term of 50 years from 30th September, 1994 for office use and the building ownership of the property with a total gross floor area of 38,368.94 sq m for non-domestic or office use were vested in 華皇發展有限公司 (China Dynasty Development Ltd.) ("Party A"), a 40% owned associate company of the Company.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

Party A has obtained the real estate ownership certificates of the property. The property is not subject to mortgage and sealing up condition. Party A has obtained the ownership of the building and its respective land use right in accordance with the law. Party A has the right to occupy, use, transfer, let, mortgage or by other legal means to dispose of the property within the prescribed land use right period. The relevant tenancy agreements have been registered and are legal and valid.

Group V – Property Interest Leased by the Group in Hong Kong

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
16.	Flat A on 8/F and car parking space no. 65 on LG/F, Hanking Court, 43-49 Cloud View Road, North Point, Hong Kong	Hanking Court is a 20-storey (excluding LG/F and G/F carparking areas) residential development completed in about 1974. Carparking facilities are found on the LG/F and G/F of the development. The property comprises an apartment unit and a covered private car parking spaces on Lower Ground Floor. The gross floor area of the apartment unit is approximately 138.42 sq m (1,490 sq ft). The property is leased to the Company for a term of 21 months commencing from 1st April, 2009 and expiring on 31st December, 2010 at a monthly rent of HK$62,500 inclusive of Government rates and management fees. A rent-free period from 14th March, 2009 to 31st March, 2009 was granted.	The property is used as staff quarters.	No commercial value

Group VI – Property Interests Leased by the Group in the PRC

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
17.	No. A640, Huangshi East Road, Baiyun District, Guangzhou, Guangdong Province, the PRC	The property comprises a unit on Level 2 and a unit on Level 3 of a composite building which was completed in or about 1999. The property has a gross floor area of approximately 550 sq m. The property is leased to the Group under a tenancy for a term of commencing from 1st August, 2009 and expiring on 31st January, 2010 at a monthly rent of RMB15,000.	The property is occupied by the Group as office, staff quarters and carpark uses.	No commercial value

Notes:

(1) Pursuant to the tenancy agreement entered into between 廣州市豐盛汽車維修服務有有限公司 ("Party A") and 廣州蜆富出租汽車有限公司 ("Party B"), a wholly-owned subsidiary of the Company, dated 22nd July, 2009, Party A leased the property to Party B for a term from 1st August, 2009 to 31st January, 2010 at a monthly rent of RMB15,000.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

The leased property is a temporary construction and it has not been obtained with real estate ownership certificate and the requisite construction permit document. In accordance with the aforesaid information provided by Party B, the aforesaid leased property does not comply with the statutory construction procedure and is regarded as illegal construction. It cannot be used for lease and the tenancy agreement is not valid.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
18.	Unit W2A1-a, Block W2-A, Shenzhen High-tech Industrial Park, Gao Xin South 4th Road, Nanshan District, Shenzhen, Guangdong Province, the PRC	The property comprises a unit on Level 1 of an industrial building which was completed in or about 1999. The property has a gross floor area of approximately 1,000 sq m. The property is leased to the Group under a tenancy for a term of 1 year commencing from 1st September, 2009 and expiring on 31st August, 2010 at a monthly rent of RMB48,760.	The property is occupied by the Group as office and production uses.	No commercial value

Note:

(1) Pursuant to the tenancy agreement and supplemental tenancy agreement entered into between 深圳高新區開發建設公司 ("Party A") and 蜆壳星盈科技(深圳)有限公司 ("Party B"), a wholly-owned subsidiary of the Company, Party A leased the property to Party B for a term of 1 year from 1st September, 2009 to 31st August, 2010 at a monthly rent of RMB48,760.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

Under the condition that the relevant building has not obtained the real estate ownership certificate, if its construction procedure is legal and it has completed the completion examination, it can be used for lease. Considering that the tenancy agreement has stated the title proof document of the lessor and the tenancy agreement has been recorded in the housing leasing administration authority, the tenancy agreement is legal and valid.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
19.	Unit W2A1-b, Block W2-A, Shenzhen High-tech Industrial Park, Gao Xin South 4th Road, Nanshan District, Shenzhen, Guangdong Province, the PRC	The property comprises a unit on Level 1 of an industrial building which was completed in or about 1999. The property has a gross floor area of approximately 180.29 sq m. The property is leased to the Group under a tenancy for a term of 1 year commencing from 1st September, 2009 and expiring on 31st August, 2010 at a monthly rent of RMB8,790.94.	The property is occupied by the Group as office and production uses.	No commercial value

Note:

(1) Pursuant to the tenancy agreement and supplemental tenancy agreement entered into between 深圳高新區開發建設公司 ("Party A") and 蜆殼星盈軟件(深圳)有限公司 ("Party B"), a wholly-owned subsidiary of the Company, Party A leased the property to Party B for a term of 1 year from 1st September, 2009 to 31st August, 2010 at a monthly rent of RMB8,790.94.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

Under the condition that the relevant building has not obtained the real estate ownership certificate, if its construction procedure is legal and it has completed the completion examination, it can be used for lease. Considering that the tenancy agreement has stated the title proof document of the lessor and the tenancy agreement has been recorded in the housing leasing administration authority, the tenancy agreement is legal and valid.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
20.	A unit of roof on ancillary building of Factory W2, Shenzhen High-tech Industrial Park, Gao Xin South 4th Road, Nanshan District, Shenzhen, Guangdong Province, the PRC	The property comprises a unit on the roof of an industrial building which was completed in or about 1999. The property has a lettable floor area of approximately 30 sq m. The property is leased to the Group under a tenancy for a term of 1 year commencing from 1st September, 2009 and expiring on 31st August, 2010 at a monthly rent of RMB600.	The property is occupied by the Group for storage of air-conditioning plants.	No commercial value

Notes:

(1) Pursuant to the tenancy agreement entered into between 深圳高新區物業管理有限公司高新技術工業村物業管理處 ("Party A") and 蜆売星盈科技(深圳)有限公司 ("Party B"), a wholly-owned subsidiary of the Company, Party A leased the property to Party B for a term of 1 year from 1st September, 2009 to 31st August, 2010 at a monthly rent of RMB600.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

(i) Party B has not provided the Measures on the Management of Occupying Common Area of Shenzhen Hi-tech Industrial Park, therefore, the PRC legal adviser cannot confirm if Party A has the right to lease the property. However, according to the public information, 深圳高新區物業管理有限公司 is established for the management of ancillary property of Shenzhen Hi-tech Industrial Park and such company is currently the property management company of Shenzhen Hi-tech Industrial Park; therefore, there is no substantial legal risk for tenancy agreement regarding common area signed by such company being not valid.

(ii) The property is not regarded as building and does not fall within the adjusted scope of Shenzhen Economic Special Zone Housing Leasing Regulations; therefore, there is no need for the tenancy agreement to be recorded.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
21.	Unit C, Level 2, Block 26, Phase 2, COTE D'AZUR, East of Hou Hai Avenue, Nanshan District, Shenzhen, Guangdong Province, the PRC	The property comprises a unit on Level 2 of a residential building which was completed in or about 2002. The property has a gross floor area of approximately 111.82 sq m. The property is leased to the Group under a tenancy for a term of 1 year commencing from 5th July, 2009 and expiring on 4th July, 2010 at a monthly rent of RMB4,000.	The property is occupied by the Group as staff quarters.	No commercial value

Note:

(1) Pursuant to the tenancy agreement entered into between 董國峰 ("Party A") and 蜆殼星盈科技(深圳)有限公司 ("Party B"), a wholly-owned subsidiary of the Company, dated 27th June, 2009, Party A leased the property to Party B for a term of 1 year from 5th July, 2009 to 4th July, 2010 at a monthly rent of RMB4,000.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

The tenancy agreement has not been registered, but it does not affect the validity of the tenancy agreement. As the tenancy agreement has not been recorded, if Party B has any fault, it has the risk of being fined by the government.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
22.	Unit 802, Block 7, Yue Hai Men Village, Nanshan District, Shenzhen, Guangdong Province, the PRC	The property comprises a unit on Level 8 of a residential building which was completed in or about 2000. The property has a lettable floor area of approximately 87.8 sq m. The property is leased to the Group under a tenancy for a term of 1 year commencing from 20th September, 2009 and expiring on 19th September, 2010 at a monthly rent of RMB2,400.	The property is occupied by the Group as staff quarters.	No commercial value

Note:

(1) Pursuant to the tenancy agreement entered into between 黃鹿芬 ("Party A") and 蜆売星盈科技(深圳)有限公司 ("Party B"), a wholly-owned subsidiary of the Company, dated 20th September, 2009, Party A leased the property to Party B for a term of 1 year from 20th September, 2009 to 19th September, 2010 at a monthly rent of RMB2,400.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

(i) Though the property has not been obtained with the real estate ownership certificate issued by the real estate administration authority, the title certificate issued by 深圳市南崗實業股份有限公司 can prove to a certain extent that Party A has ownership to the property. As such, Party A can lease the property.

(ii) The tenancy agreement has not been registered, but it does not affect the validity of the tenancy agreement. As the tenancy agreement has not been recorded, if Party B has any fault, it has the risk of being fined by the government.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
23.	East No. 1 on Level 2, Tongxungongye Office Building, No. 2 Ke Feng Road, Nanshan District, Shenzhen, Guangdong Province, the PRC	The property comprises a unit on Level 2 of an office building which was completed in or about 2000s. The property has a gross floor area of approximately 512.75 sq m. The property is leased to the Group under a tenancy for a term of 2 years commencing from 21st May, 2009 and expiring on 20th May, 2011 at a monthly rent of RMB20,510.	The property is occupied by the Group as office use.	No commercial value

Note:

(1) Pursuant to the tenancy agreement entered into between 深圳市特發信息股份有限公司 ("Party A") and 艾普陽軟件(深圳)有限公司 ("Party B"), a 52.18% owned jointly controlled entity of the Company, dated 21st May, 2009, Party A leased the property to Party B for a term of 2 years from 21st May, 2009 to 20th May, 2011 at a monthly rent of RMB20,510.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

Party A has not obtained the real estate ownership certificate of the building. However, land administration authority has consented Party A to obtain the land use right of the building; planning administration authority has confirmed that the subject office building has been issued with construction land use planning permit; and the tenancy agreement has been recorded. Therefore, the tenancy agreement is legal and valid.

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
24.	Unit B2107, Fengtian Ginza, No. 19 You Hao Street, Shenhe District, Shenyang, Liaoning Province, the PRC	The property comprises a unit on Level 21 of an office building which was completed in or about 2005. The property has a gross floor area of approximately 54.70 sq m. The property is leased to the Group under a tenancy for a term of 5 years commencing on 1st July, 2009 at an annual rent of RMB80,000.	The property is occupied by the Group as office use.	No commercial value

Note:

(1) Pursuant to the tenancy agreement entered into between 梁作法 ("Party A") and 遼寧國力新能源有限公司 ("Party B"), a 65% owned subsidiary of the Company, dated 1st July, 2009, Party A leased the property to Party B for a term of 5 years from 1st July, 2009 to 30th June, 2014 at an annual rent of RMB80,000.

(2) We have been provided with a legal opinion on the property issued by the Group's PRC legal adviser, which contains, inter alia, the following:

(i) At the time when Party B leased the building, the building had been mortgaged. Therefore, if Party A cannot pay back the loan causing the mortgagee to dispose of the building, it has the legal risk that Party B cannot lease the building in accordance with the tenancy agreement.

(ii) The tenancy agreement is legal, valid and binding to the contracted parties. In accordance with the relevant PRC legal regulations, tenancy agreement registration procedure has not been applied, but it does not affect the validity of the tenancy agreement.

Group VII – Property Interest Leased by the Group in Taiwan

No.	Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State As At 30th November, 2009
25.	1F, 501-17 Chung Cheng Road, Hsin Tien, Taipei, Taiwan	The property comprises a unit on Level 1 of an office building which was completed in about 1988. The property has a gross floor area of approximately 260.74 sq m. The property is leased for a term of commencing from 5th March, 2009 and expiring on 4th August, 2011 at a monthly rent of TWD75,000.	The property is currently occupied by the Group as office use.	No commercial value

Note:

Pursuant to the tenancy agreement entered into between 宏祥電子股份有限公司 ("Party A") and 英屬維京群島商飾能元件股份有限公司台灣分公司 ("Party B"), a 44.89% owned associate company of the Company, dated 5th March, 2009, Party A leased the property to Party B for a term of commencing from 5th March, 2009 and expiring on 4th August, 2011 at a monthly rent of TWD75,000.

Valuation Report

CUSHMAN & WAKEFIELD

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CUSHMAN & WAKEFIELD® 高緯環球

26th February, 2010

The Board of Directors
Shell Electric Holdings Limited
Shell Industrial Building
No. 12 Lee Chung Street
Chai Wan Industrial District
Hong Kong

Dear Sirs,

Preliminary

In accordance with your instructions to value the properties in which Shell Electric Holdings Limited (the "Company") and its subsidiaries (hereinafter together referred to as the "Group") have interests in the United States of America ("United States"). We confirm that we have carried out physical inspections, made relevant enquiries and searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market values of the property interests as at 30th November, 2009 (the "date of valuation").

Basis of Valuation

Our valuations of the property interests represent the "market value" which we would define as intended to mean "the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion".

The valuation has been prepared in accordance with the requirements set out in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited; Rule 11 of The Codes on Takeovers and Mergers and Share Repurchases (October 2005 edition as amended in April 2008 and August 2008) issued by the Securities and Futures Commission; the RICS Valuation Standards (6th Edition) published by The Royal Institution of Chartered Surveyors and effective from 1st January, 2008; and The HKIS Valuation Standards on Properties (2005, First Edition) published by The Hong Kong Institute of Surveyors effective from 1st January, 2005.

Valuation Assumptions

Our valuations have been made on the assumption that the seller sells the property interests in the market without the benefit of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which could serve to affect the values of the property interests.

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

We have not carried out detailed site measurements to verify the correctness of the site areas in respect of the properties but have assumed that the site areas shown on the documents and/or official plans handed to us by the Group are correct. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations. No on-site measurement has been taken.

Site Inspection

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

Valuation Methodology

We have valued the property interest in Group I by the direct comparison approach assuming sale of the property interest in its existing state with the benefit of immediate vacant possession and by making reference to comparable sale transactions as available in the relevant market.

We have valued the property interests in Group II by the investment method by taking into account the net rental incomes of the properties derived from the existing tenancies with due allowance for the reversionary income potential of the tenancies, which are then capitalised into the values at appropriate capitalisation rates.

We have attributed no commercial value to the property interest in Group III, which is leased by the Group, due either to the short-term nature of the lease or the prohibition against assignment or sub-letting or otherwise due to the lack of substantial profit rent.

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 tenure, planning approvals, statutory notices, easements, particulars of occupancy, lettings, identification of the properties and all other relevant matters.

We have had no reason to doubt the truth and accuracy of the information provided to us by the Group. We have also sought confirmation from the Group that no material factors have been omitted from the information supplied. We consider that we have been provided with sufficient information to reach an informed view, and we have no reason to suspect that any material information has been withheld.

Title Investigations

We have been, in some instances, provided by the Group with extracts of the title documents relating to the property interests, and have caused searches to be made at the local land registries. Where possible, we have searched the original documents to verify the existing titles to the property interests in Groups I and II, and any material encumbrances that might be attached to the properties or any lease amendments which may not appear on the copies handed to us.

Currency & Exchange Rate

Unless otherwise stated, all monetary sums stated in this report are in United State Dollars (US$) with Hong Kong Dollars (HK$) conversion for reference. The exchange rate adopted in our valuations is approximately US$1 = HK$7.75 which was approximately the prevailing exchange rate as at the date of valuation.

Our valuations are summarised below and the valuation certificates are attached.

Yours faithfully,
for and on behalf of
Cushman & Wakefield Valuation Advisory Services (HK) Limited

Vincent K. C. Cheung
Registered Professional Surveyor (GP)
BSc(Hons) MBA MRICS MHKIS
Director

Note: Mr. Vincent K. C. Cheung holds a Master of Business Administration and he is a Registered Professional Surveyor with over 12 years' experience in real estate industry and assets valuations sector. Mr. Cheung is a member of The Royal Institution of Chartered Surveyors and a member of the Hong Kong Institute of Surveyors. Mr. Cheung is one of the valuers on the "list of property valuers for undertaking valuation for undertaking valuation for incorporation or reference in listing particulars and circulars and valuations in connection with takeovers and mergers" as well as a Registered Business Valuer of the Hong Kong Business Valuation Forum.

SUMMARY OF VALUES

GROUP I – PROPERTY INTEREST OWNED AND OCCUPIED BY THE GROUP IN THE UNITED STATES

No.	Property	Market Value in existing state as at 30th November, 2009	Interest attributable to the Group	Market Value in existing state as at 30th November, 2009 attributable to the Group
1.	1925-1933 North Great Southwest Parkway Grand Prairie Texas 75050 The United States	US$1,180,000 *HK$9,145,000*	100%	US$1,180,000 *HK$9,145,000*
	Sub-total:	US$1,180,000 *HK$9,145,000*		US$1,180,000 *HK$9,145,000*

GROUP II – PROPERTY INTERESTS HELD FOR INVESTMENT BY THE GROUP IN THE UNITED STATES

No.	Property	Market Value in existing state as at 30th November, 2009	Interest attributable to the Group	Market Value in existing state as at 30th November, 2009 attributable to the Group
2.	Phase I The Vineyard Business Park 7401-7599 Southfront Road Livermore Alameda County California 94550 The United States	US$12,100,000 *HK$93,775,000*	100%	US$12,100,000 *HK$93,775,000*

No.	Property	Market Value in existing state as at 30th November, 2009	Interest attributable to the Group	Market Value in existing state as at 30th November, 2009 attributable to the Group
3.	Phase II The Vineyard Business Park 7633 and 7683 Southfront Road Livermore Alameda County California 94550 The United States	US$12,700,000 *HK$98,425,000*	100%	US$12,700,000 *HK$98,425,000*
	Sub-total:	US$24,800,000 *HK$192,200,000*		US$24,800,000 *HK$192,200,000*

GROUP III – PROPERTY INTEREST LEASED AND OCCUPIED BY THE GROUP IN THE UNITED STATES

No.	Property	Market Value in existing state as at 30th November, 2009	Interest attributable to the Group	Market Value in existing state as at 30th November, 2009 attributable to the Group
4.	Suite 105 2125 Corporate Drive Marietta Georgia The United States	No commercial value	N/A	Nil
	Sub-total:	Nil		Nil
	Grand-total:	US$25,980,000 *HK$201,345,000*		US$25,980,000 *HK$201,345,000*

VALUATION CERTIFICATE

GROUP I – PROPERTY INTEREST OWNED AND OCCUPIED BY THE GROUP IN THE UNITED STATES

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30th November, 2009
1. 1925-1933 North Great Southwest Parkway Grand Prairie Texas 75050 The United States	The property comprises a parcel of development land with a site area of approximately 97,139 square feet, on which is erected a single-storey industrial building which was completed in about 1976. The property has a gross floor area of approximately 49,725 square feet. The property is held in freehold ownership.	The property is currently vacant.	US$1,180,000 (HK$9,145,000) *100% interest attributable to the Group:* US$1,180,000 (HK$9,145,000)

Notes:-

1. Pursuant to the a Warranty Deed filed in the Tarrant County Courthouse in Book 9484 Page 397 issued by Tarrant County dated 10th January, 1989, the registered owner of the property is SMC Marketing Corporation.

2. The assessor's parcel number of the property is 04619579 as per the Tarrant County Tax Assessor's Office.

3. With respect to the tax implications, the property is assessed at US$1,494,064 by the Tarrant County Appraisal District. The tax rate for the subject property is US$2.571565 for every US$100 of assessed value. The current tax liability is US $38,421. Upon sale of the subject, sellers are responsible for their share of accrued property taxes during the tax year (1st January to 31st December). The sale of the subject property does not necessitate the reassessment of the property, but the property is subject to being reassessed on an annual basis. The subject's assessment is 26% above the estimate of value of US$1,180,000 and can possibly be reduced given the value indication of comparable sales in the area. The property tax should be paid upon conveyance of the property. Nevertheless, the Company confirmed that they have no intention to dispose this property.

4. SMC Marketing Corporation is a wholly-owned subsidiary of the Company.

5. Our valuation conclusion is reached having regard to the valuation report undertaken by Mr. Jerry L. Fulwiler, a qualified surveyor of Cushman & Wakefield of Texas, Inc., who has 19 years' valuation experience in respect of properties in the United States. He is a Member of the Appraisal Institute (MAI) and is a Member of The Royal Institution of Chartered Surveyors (MRICS).

GROUP II – PROPERTY INTERESTS HELD FOR INVESTMENT BY THE GROUP IN THE UNITED STATES

	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30th November, 2009
2.	Phase I The Vineyard Business Park 7401-7599 Southfront Road Livermore Alameda County California 94550 The United States	The property comprises a parcel of development land with a site area of approximately 49,047.94 square metres, on which are erected two single-storey office buildings which are completed in about 1994. The property has a total net rentable area of approximately 131,081 square feet. The property is held in a leased fee interest with the latest expiry date being 31st December, 2015.	The property is currently about 74.5% leased and the remaining portion is currently vacant and available for lease.	US$12,100,000 (HK$93,775,000) *100% interest attributable to the Group:* US$12,100,000 (HK$93,775,000)

Notes:-

1. Pursuant to a Quit Claim deed, No. 169327 issued by the County of Alameda dated 5th June, 2000, the registered owner of the property is Vineyard Management Company.

2. The assessor's parcel number of the property is 99B-8110-76 as per the Alameda County Assessor's Office.

3. Details of the tenancy status are listed as follows:

Portion	Name of Tenant	Net Rentable Area *(sq.ft.)*	Lease Term From	Lease Term To	Rent *(US$/sq.ft. /mth)*
No. 7404	The Produce Exchange	10,310	Sep 1997	Aug-2011	From Sep 2008 : $9.48 From Sep 2009 : $9.72 From Sep 2010 : $10.08
No. 7415	Vacant	1,800	N/A		N/A
No. 7419	Vacant	4,946	N/A		N/A
No. 7425	Vacant	9,514	N/A		N/A
No. 7449	Topcon Positioning Sy	13,458	Oct 2006	Sep 2012	From Oct 2008 : $13.20 From Oct 2009 : $7.20 From Oct 2010 : $7.44 From Oct 2010 : $7.68

Portion	Name of Tenant	Net Rentable Area (sq.ft.)	Lease Term From	To	Rent (US$/sq.ft. /mth)
No. 7503	FormFaclor	16,371	Nov 2006	Oct 2011	From Dec 2008 : $12.09 From Dec 2009 : $12.46 From Dec 2010 : $12.83
No. 7475	FormFaclor	23,107	Nov 2006	Oct 2011	From Dec 2008 : $12.09 From Dec 2009 : $12.46 From Dec 2010 : $12.83
No. 7535	Vacant	17,134	N/A		N/A
No. 7543	American Medical Resp	8,380	Jan 1998	Dec 2015	From Jul 2009 : $15.36 From Jul 2010 : $15.84 From Jul 2011 : $16.44 From Jul 2012 : $16.92 From Jul 2013 : $17.52 From Jul 2014 : $18.12 From Jul 2015 : $18.84
No. 7555	Pennysaver*	3,286	Jan 1999	Dec 2009	From Jan 2009 : $11.47
No. 7575	American Medical Resp	22,775	Jan 1998	Dec 2015	From Jul 2009 : $15.36 From Jul 2010 : $15.84 From Jul 2011 : $16.44 From Jul 2012 : $16.92 From Jul 2013 : $17.52 From Jul 2014 : $18.12 From Jul 2015 : $18.84
	Total:	131,081			

* *Pennysaver has vacated the leased premises and will not renew its lease upon its expiry.*

4. Under the provisions of Article XIIIA of the California State Tax and Revenue Code, properties are re-assessed upon sale at the County Assessor's opinion of market value, which is typically the sale price. Real estate taxes were estimate by applying the subject's current tax rate of 1.129% on our market value conclusion on "as is" basis. Based on the above, real estate taxes would be about US$134,661 per annum. The property tax should be paid upon conveyance of the property. Nevertheless, the Company confirmed that they have no intention to dispose this property.

5. Vineyard Management Company is a wholly-owned subsidiary of the SMC Marketing Corporation, which is a wholly-owned subsidiary of the Company.

6. Our valuation conclusion is reached having regard to the valuation report undertaken by Mr. Michael G. Davis, a qualified surveyor of Cushman & Wakefield of CA. Inc., who has 22 years' valuation experience in respect of properties in the United States. He is a Certified General Real Estate Appraiser with the State of California (license AG001700) and is a Member of the Appraisal Institute (MAI).

Property		Description and tenure	Particulars of occupancy	Market Value in existing state as at 30th November, 2009
3.	Phase II The Vineyard Business Park 7633 and 7683 Southfront Road Livermore Alameda County California 94550 The United States	The property comprises a parcel of development land with a site area of approximately 30,230.04 square metres, on which are erected two two-storey office buildings which are completed in about 2001. The property has a total net rentable area of approximately 103,820 square feet. The property is held in a leased fee interest with the latest expiry date being 28th February, 2013.	The property is currently about 97.8% leased and the remaining portion is currently vacant and available for lease.	US$12,700,000 (HK$98,425,000) *100% interest attributable to the Group:* US$12,700,000 (HK$98,425,000)

Notes:-

1. Pursuant to a Quit Claim deed, No. 169327 issued by the County of Alameda dated 5th June, 2000, the registered owner of the property is Vineyard Management Company.

2. The assessor's parcel number of the property is 99B-8110-77 as per the Alameda County Assessor's Office.

3. Details of the tenancy status are listed as follows:

Portion	Name of Tenant	Net Rentable Area	Lease Term From	To	Rent
		(sq.ft.)			*(US$/sq.ft. /mth)*
No. 100-A	Activant	26,023	Mar 2002	Feb 2012	From Mar 2009 : $21.70 From Mar 2010 : $22.21 From Mar 2011 : $22.77
No. 120-B	Bay Area Construction	6,526	Sep 2004	Jan 2010	From Dec 2008 : $14.88 From Feb 2009 : $11.52
No. 130-B	Activant	6,523	Mar 2002	Feb 2012	From Nov 2008 : $13.08 From Nov 2009 : $13.56 From Nov 2010 : $13.92 From Nov 2011 : $14.28
No. 160-B	Impact Sales	5,340	Nov 2004	Feb 2013	From Jun 2009 : $10.80 From Jan 2010 : $11.12 From Jan 2011 : $11.46 From Jan 2012 : $11.80
No. 170-B	Oliver De Silva, Inc.	1,597	Oct 2005	Oct 2010	From Nov 2008 : $14.40 From Nov 2009 : $14.88

Portion	Name of Tenant	Net Rentable Area (sq.ft.)	Lease Term From	To	Rent (US$/sq.ft. /mth)
No. 180-B	Olive Tree Cafe and C	2,656	Aug 2007	Jul 2012	From Aug 2008 : $12.00 From Aug 2009 : $14.40 From Aug 2010 : $15.60 From Aug 2011 : $16.80
No. 190-B	Vacant	2,311	N/A		N/A
No. 200-A	Activant	26,023	Mar 2002	Feb 2012	From Mar 2008 : $21.52 From Mar 2009 : $21.91 From Mar 2010 : $22.44 From Mar 2011 : $22.99
No. 200-B	Activant	26,821	Mar 2002	Feb 2012	From Mar 2008 : $21.52 From Mar 2009 : $21.91 From Mar 2010 : $22.44 From Mar 2011 : $22.99
	Total:	103,820			

4. Under the provisions of Article XIIIA of the California State Tax and Revenue Code, properties are re-assessed upon sale at the County Assessor's opinion of market value, which is typically the sale price. Real estate taxes were estimate by applying the subject's current tax rate of 1.129% on our market value conclusion on "as is" basis. Based on the above, real estate taxes would be about US$141,338 per annum. The property tax should be paid upon conveyance of the property. Nevertheless, the Company confirmed that they have no intention to dispose this property.

5. Vineyard Management Company is a wholly-owned subsidiary of the SMC Marketing Corporation, which is a wholly-owned subsidiary of the Company.

6. Our valuation conclusion is reached having regard to the valuation report undertaken by Mr. Michael G. Davis, a qualified surveyor of Cushman & Wakefield of CA. Inc., who has 22 years' valuation experience in respect of properties in the United States. He is a Certified General Real Estate Appraiser with the State of California (license AG001700) and is a Member of the Appraisal Institute (MAI).

GROUP III – PROPERTY INTEREST LEASED AND OCCUPIED BY THE GROUP IN THE UNITED STATES

Property		Description and tenure	Particulars of occupancy	Market Value in existing state as at 30th November, 2009
4.	Suite 105 2125 Corporate Drive Marietta Georgia The United States	The property comprises the tenanted portion of a single-storey warehouse which was completed in about 1982. The subject building was erected on a parcel of development land with a site area of approximately 16,106.5 square metres. It has a total gross floor area of approximately 88,000 square feet, in which the tenanted portion comprises 27,200 square feet. The property is leased by SMC Marketing Corporation from Industrial Fund I, LLC, an independent third party, for a term of 6.5 years commencing on 1st June, 2006 and expiring on December 2012 at a currently monthly rent of US$11,662.83 exclusive of management fees and other outgoings.	The property is currently occupied by the Group for warehouse purposes.	No commercial Value

Notes:-

1. The assessor's parcel number of the property is 17072700030 as per the Cobb County Assessor's Office and the owner of record is Cobalt Industrial REIT II.

2. Pursuant to a tenancy agreement entered into between Industrial Fund I, LLC ("landlord") and SMC Marketing Corporation ("tenant") dated 1st June, 2006, the property with a net floor area of 27,200 square feet was leased to the tenant for a term of 6.5 years commencing on 1st June, 2006 and expiring on December 2012 at monthly rent of US$11,662.83 exclusive of management fees and other outgoings.

3. SMC Marketing Corporation is a wholly-owned subsidiary of the Company.

4. Our valuation conclusion is reached having regard to the valuation report undertaken by Mr. C. Clayton Davie, a qualified surveyor of Cushman & Wakefield of Georgia, Inc., who has 19 years' valuation experience in respect of properties in the United States. He is a Member of the Appraisal Institute (MAI) and is a Member of The Royal Institution of Chartered Surveyors (MRICS).