SECURITIES AND FUTURES COMMISSION
證券及期貨事務監察委員會

SIZE TESTS FOR NOTIFIABLE TRANSACTIONS AND CONNECTED PARTY TRANSACTIONS

Name of the Scheme : _____

Description of the Transaction : _____

Pursuant to the REIT Code and Rules 14.85 and 14A.66 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules"), the Management Company must submit to the Commission this size tests checklist in respect of any notifiable transactions and/or connected party transactions:

- For notifiable transactions of which the draft announcement and/or draft circular is subject to pre-vetting by the Commission (see Rule 13.52(2) of the Listing Rules), the size tests checklist must be submitted at the same time when the draft announcement and/or draft circular is submitted to the Commission for review.
- In all other cases, the Management Company must submit the size tests checklist on or before publication of the announcement and/or draft circular for the subject transaction.
- Please leave the fields blank if the percentage ratio is not applicable.

This checklist is provided for reference only. In case of doubt, the Management Company is advised to refer to the REIT Code, Listing Rules and other applicable requirements for the specific requirements.

Where applicable, terms used herein shall be construed with reference to the relevant provisions of the Listing Rules as applicable in the context of acquisitions or disposals by listed companies, with necessary changes being made, as if such provisions were applicable to the Scheme.

Please fill in the following information:-

(A) Assets ratio

(Please specify the currency)

$$\frac{\text{1. Value of total assets being the subject of the transaction}}{\text{2. Consolidated total assets of the Scheme}} = \frac{\_\_\_\_\_}{\_\_\_\_\_} = \_\_\_\_\_\ \%$$

Please state the source of each figure used for calculating the above percentage ratio and any adjustment(s) made to the figure:

Item 1:
Item 2:

Alternative size test (see Note)

(Please specify the currency)

$$\frac{\text{Please insert description of the numerator}}{\text{Please insert description of the denominator}} = \frac{\_\_\_\_\_}{\_\_\_\_\_} = \_\_\_\_\_\ \%$$

Please state the source of each figure used for calculating the above percentage ratio and any adjustment(s) made to the figure:

Source for the numerator:
Source for the denominator:

(B) Profits ratio

(Please specify the currency)

3. Net profit (after deducting all charges except taxation and before non-controlling interests) attributable to assets being the subject of the transaction	=		=
4. Net profit (after deducting all charges except taxation and before non-controlling interests) of the Scheme			%

Please state the source of each figure used for calculating the above percentage ratio and any adjustment(s) made to the figure:

Item 3:
Item 4:

Alternative size test (see Note)

(Please specify the currency)

Please insert description of the numerator	=		=
Please insert description of the denominator			%

Please state the source of each figure used for calculating the above percentage ratio and any adjustment(s) made to the figure:

Source for the numerator:
Source for the denominator:

(C) Revenue ratio

(Please specify the currency)

5. Total revenue attributable to the assets being the subject of the transaction	=		=
6. Total revenue of the Scheme			%

Please state the source of each figure used for calculating the above percentage ratio and any adjustment(s) made to the figure:

Item 5:
Item 6:

Alternative size test (see Note)

(Please specify the currency)

$$\frac{\text{Please insert description of the numerator}}{\text{Please insert description of the denominator}} = \frac{\quad}{\quad} = \quad \%$$

Please state the source of each figure used for calculating the above percentage ratio and any adjustment(s) made to the figure:

Source for the numerator:
Source for the denominator:

(D) Consideration ratio

(Please specify the currency)

$$\frac{\text{7. Aggregate value of consideration given or received}}{\text{8. Market capitalisation of the Scheme}} = \frac{\quad}{\quad} = \quad \%$$

Please state the source of each figure used for calculating the above percentage ratio and any adjustment(s) made to the figure:

Item 7:
Item 8:

Alternative size test (see Note)

(Please specify the currency)

$$\frac{\text{Please insert description of the numerator}}{\text{Please insert description of the denominator}} = \frac{\quad}{\quad} = \quad \%$$

Please state the source of each figure used for calculating the above percentage ratio and any adjustment(s) made to the figure:

Source for the numerator:
Source for the denominator:

(E) Equity capital ratio

$$\frac{\text{9. Unit of shares to be issued by the Scheme as consideration (if any)}}{\text{10. Total number of units of the Scheme in issue immediately before the transaction}} = \frac{\quad}{\quad} = \quad \%$$

Please state the source of each figure used for calculating the above percentage ratio and any adjustment(s) made to the figure:

Item 9:
Item 10:

Alternative size test (see Note)

$$\frac{\text{Please insert description of the numerator}}{\text{Please insert description of the denominator}} = \frac{\quad}{\quad} = \quad \%$$

Please state the source of each figure used for calculating the above percentage ratio and any adjustment(s) made to the figure:

Source for the numerator:
Source for the denominator:

Note: Pursuant to the REIT Code and Rule 14.20 of the Listing Rules, the Management Company must seek prior consent of the Commission to disregard any percentage ratios calculated in accordance with the REIT Code and other applicable requirements and substitute it by an alternative size test.

Signed by and on behalf of:

Management Company / Firm : _____

Name and position of authorized signatory : _____

Date : _____