

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
10. Commercial Units on Ground Floor, 1st Floor and 2nd Floor and Office Unit on 3rd Floor and Car Parking Space Nos. 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214 and 215 on 2nd Floor and Nos. 703, 704, 705, 706, 707, 708 and 713 on 7th Floor of High Block (Cosco Tower), Grand Millennium Plaza, No. 183 Queen's Road Central, No. 33 Wing Lok Street, Hong Kong (The Remaining Portion of Inland Lot No. 8911)	The Subject Property comprises the commercial units on Ground Floor, First Floor and Second Floor and office unit on Third Floor and a total of 19 car parking spaces ('Carparks') situated on Second Floor and Seventh Floor within 'Cosco Tower' which is the 'High Block' of Grand Millennium Plaza, a Grade-A commercial development complex in Central, Hong Kong completed in 1998.	The commercial and office units are occupied by the Company and the Carparks are partly tenanted (for further information, please refer to note 3 below).	HK\$386,600,000 (Hong Kong Dollars Three Hundred Eighty-Six Million Six Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$386,600,000)
2,156/116,009 equal and undivided shares of and in The Remaining Portion of Inland Lot No. 8911	The total gross floor area of the Subject Property is 27,808 s.f. or thereabouts (2,583.43 s.m. or thereabouts) as depicted in the sales brochure. The total saleable area is 21,243 s.f. or thereabouts (1,973.52 s.m. or thereabouts) as measured from the registered floor plans. Saleable area given is excluding the common parts but including the exclusive lifts, escalator and lavatories.	The Subject Property is held under Conditions of Exchange No. UB12479 for a term	

from 25 June 1997 to
30 June 2047. The
annual rent for the lot
is as specified in G. C.
No. (1) of C/E No.
12479.

Notes:

1. *Grand Millennium Plaza occupies a large irregular shaped gently sloping semi-island site bounded by Wing Lok Street on its north at a lower level, Queen's Road Central on its south, Wing Wo Street on its east, opposite to Golden Centre and MTR Sheung Wan Station to its north and the road junction of Jervois Street and Bonham Strand to its south. It is located at the western periphery of Central Business District bordering Sheung Wan, Hong Kong.*
2. *Grand Millennium Plaza comprises two detached high-rise commercial buildings, designated as 'High Block' and 'Low Block' situated at the west and east sides of the site respectively, separated by a landscaped precinct in the centre. The 'High Block' named as 'Cosco Tower' comprises a 56-storey (Ground to 55th Floors) commercial building planned to have a banking hall and commercial spaces on part of ground to 3rd floors, loading areas on ground floor, car parking spaces on ground to 7th floors and offices on 9th floor and above. The main entrance hall and the main lift lobby of the office floors are on the north side of the building facing onto Wing Lok Street.*
3. *10 Carparks are subject to the existing tenancies which can be terminated by giving one month's notice. 7 Carparks are used for hourly carparks and the 2 remaining Carparks are occupied by the Company.*
4. *The registered owner of the Subject Property is shown as follows: -*
[Ground, 1st, 2nd & 3rd Floors]
Tao Yun Company Limited by an Assignment vide Memorial No. 08013002120121 dated 31 December 2007 for a consideration of HK\$196,253,738.00 (PT)

[Carparking Space Nos. 204-215 (inclusive) on 2nd Floor]
Tao Yun Company Limited by an Assignment vide Memorial No. 08013002120089 dated 31 December 2007 for a consideration of HK\$6,000,000.00 (PT)

[Carparking Space Nos. 703-708 (inclusive) and 713 on 7th Floor]
Tao Yun Company Limited by an Assignment vide Memorial No. 08013002120115 dated 31 December 2007 for a consideration of HK\$3,500,000.00 (PT)
5. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant and Management Agreement with Plans in favor of Urban Property Management Limited 'The Manager' vide Memorial No. UB7369240 dated 19 November 1997*
 - *Occupation Permit (No. H18/98) vide Memorial No. UB7486509 dated 26 March 1998*
 - *Modification Letter Re s.A, s.B, s.C & R.P. vide Memorial No. UB7565329 dated 29 August 1998*
 - *Certificate of Compliance Re s.A, s.B, s.C & R.P. of IL 8911 vide Memorial No. UB7624655 dated 23 September 1998*
6. *The Subject Property is situated within 'Commercial (1)' zone in Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 dated 13 November 2020.*
7. *The development was completed on 26 March 1998 as per Occupant Permit No. H18/98 vide Memorial No. UB7486509 dated 26 March 1998.*

8. *The commercial and office units are held for owner-occupation and the Carparks are held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 28 July 2026.*
10. *Tao Yun Company Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
11. Lower Ground Floor, No. 7 Staunton Street, Hong Kong 15/66 equal and undivided shares of and in Inland Lot No. 2286	The Subject Property comprises a shop unit on the lower ground floor within a 7-storey composite building completed in 1980. The saleable area of the Subject Property is 476.63 s.f. or thereabouts (44.28 s.m. or thereabouts) as measured from assignment plan. The Subject Property is held under Government Lease for a term of 999 years from 2 March 1846. The annual rent is \$6.	The Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 17 October 2024 and expiring on 16 October 2026 at 1st year monthly rental of HK\$81,000 and 2nd year monthly rental of HK\$85,000, for commercial use, exclusive of government rent, rates, management fee and other outgoings.	HK\$18,300,000 (Hong Kong Dollars Eighteen Million Three Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$18,300,000)

Notes:

- '7 Staunton Street' occupies an almost regular-shaped site on northeastern side at the junction of Staunton Street and Shelly Street, abutting Tsun Wing Lane at its northeast, bordering Shalom on its northwest, directly opposite to Treasure View Soho on the other side of Staunton Street. It is situated within a popular residential area of upper Central, Hong Kong in close proximity to its commercial hub.
- '7 Staunton Street' is a 7-storey (lower ground, ground to 5th floors) composite building planned to have shops on lower ground floor and ground floor (with cockloft), office on 1st floor and domestic units on floors above, with gated stairways entering from Staunton Street.
- The registered owner of the Subject Property is Elite Rank Limited by an Assignment vide Memorial No. 22082200630114 dated 5 August 2022 for a consideration of HK\$30,500,000.00.
- The Subject Property is subject to the following material encumbrances:
 - Deed of Mutual Covenant vide Memorial No. UB2912173 dated 7 May 1980
 - Notice No. 'UMB/MB021206-014/0001' by the Building Authority under S. 30B(3) of the Buildings Ordinance) vide Memorial No. 21022200850155 dated 19 December 2014

5. *In our valuation, we have assumed that the works as stipulated in the aforesaid Notices have been complied with to the satisfaction of the Building Authority.*
6. *The Subject Property is situated within 'Residential (Group A)' zone in Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 dated 13 November 2020.*
7. *The building was completed on 6 March 1980 as per Occupant Permit No. H36/80.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 28 July 2026.*
10. *Elite Rank Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
12. Shop A on Ground Floor, Nos. 29 and 31 North Street, Hong Kong 4/40 equal and undivided shares of and in The Remaining Portion of Section B and Section C of Sub-section 2 of Section A of Inland Lot No. 953 and The Remaining Portion of Sub-section 3 of Section A of Inland Lot No. 953	The Subject Property comprises a shop unit on the ground floor within a 9-storey composite building completed in about 1966. The saleable area of the Subject Property and the area of the yard are 1,136.11 s.f. or thereabouts (105.55 s.m. or thereabouts) and 77.23 s.f. (7.17 s.m.) respectively as measured from assignment plan. The Subject Property is held under Government Lease for a term of 999 years from 24 June 1892.	The Subject Property is subject to a tenancy agreement for a term of 3 years commencing on 25 November 2023 and expiring on 24 November 2026 at a monthly rent of HK\$121,000 for commercial use, inclusive of government rent, rates, management fee.	HK\$31,400,000 (Hong Kong Dollars Thirty-one Million Four Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$31,400,000)

Notes:

1. 'Nos. 29 and 31 North Street' occupies a rectangular-shaped site on the eastern side of North Street, in that section between Belcher's Street and Rock Hill Street, abutting service lanes on northern and eastern sides, neighbouring some tenement blocks on its north and south, directly opposite to Kin Liong Mansion on the other side of North Street, amidst the densely populated and developed mixed users area of Kennedy Town, Hong Kong West.
2. 'Nos. 29 and 31 North Street' is a 9-storey (ground to 8th floors) composite building planned to have shops on ground floor and domestic units on floors above, with gated stairway entering from North Street.
3. The registered owner of the Subject Property is Ambitious Profit Limited by an Assignment vide Memorial No. 22090500490014 dated 24 August 2022 for a consideration of HK\$50,000,000.00.
4. The Subject Property is subject to the following material encumbrances:
 - Deed of Mutual Covenant vide Memorial No. UB521256 dated 31 January 1966

5. *The Subject Property is situated within 'Residential (Group A)' zone in Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24 dated 13 October 2023.*
6. *The building was completed on 4 January 1966 as per Occupant Permit No. H3/66.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 12 July 2026.*
9. *Ambitious Profit Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
13. Shop No. G07 on Ground Floor, East Commercial Block of South Horizons, No. 18A South Horizon Drive, Hong Kong 28/168,000 equal and undivided shares of and in The Remaining Portion of Apleichau Inland Lot No. 121	The Subject Property comprises a shop unit on the ground floor within a 7-storey commercial building (including 2 floors of basement) completed in about 1994. The saleable area of the Subject Property is 356 s.f. or thereabouts (33.07 s.m. or thereabouts) as measured from assignment plan. The Subject Property is held under Conditions of Exchange No. UB11998 for a term of from 28 January 1988 to 31 March 2040. The rent for the lot is as specified in G. C. No. (1) of C/E No. 11998.	The Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 19 May 2025 and expiring on 18 May 2027 at a monthly rent of HK\$65,000 for commercial use, inclusive of government rent, rates, management fee and air-conditioning charges.	HK\$11,600,000 (Hong Kong Dollars Eleven Million Six Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$11,600,000)

Notes:

1. 'South Horizons' occupies a large irregular-shaped peninsular site (formerly the Ap Lei Chau Power Station) on the western coast of Ap Lei Chau, having an elevation directly towards Heung Kong Tsai Wan (Aberdeen Harbour) and East Lamma Channel, bounded by Lee Nam Road and Ap Lai Chau Bridge Road on the south-east and north respectively, neighbouring Ap Lei Chau Estate on the north-east, in an established residential area of Ap Lei Chau, Aberdeen, Hong Kong at its westerly periphery.
2. There are two commercial blocks located within the central portion of the development with the East Commercial Block standing on a semi-island site on the northern side of South Horizon Drive, at its junction with Yi Nam Road abutting Yi Nga Drive at rear directly opposite to Blocks 19, 20, 33 and 33A adjacent to Precious Blood Primary School to its north.
3. The registered owner of the Subject Property is Get Treasure Properties Limited formerly known as Hong Kong Get Nice Table Tennis Sports Club Limited by an Assignment vide Memorial No. 23061201160054 dated 19 May 2023 for a consideration of HK\$22,800,000.00.

4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant vide Memorial No. UB168423 dated 14 January 1992*
 - *Sub-deed of Mutual Covenant (Remarks: Re Commercial Development, garage, common areas (excluding residential common areas) and government accommodation of 15,000/168,000 shares re-registered see Mem. No. UB6074715)*
 - *Occupation Permit No. H22/94 vide Memorial No. UB6025073 dated 17 February 1994*
 - *Sub-sub-deed of Mutual Covenant and Management Agreement with Plans in favor of Marina Square Property Management Company Limited 'The Sub-Manager' vide Memorial No. UB615283 dated 10 October 1994*
 - *Certificate of Compliance (Remarks: from District Lands Office/Hong Kong South Lands Department to Secan Limited) vide Memorial No. UB6874790 dated 31 December 1996*
 - *Waiver Letter with Plan from the Government of Hong Kong (Remarks: by the District Lands Officer / Hong Kong South to South Horizons Management Limited) vide Memorial No. UB6903676 dated 24 December 1996*
 - *Tenancy Agreement in favor of Topco Management Limited (Consideration: the rent is \$65,000.00 per month) (Remarks: for the term of 2 years from 19.05.2023 to 18.05.2025 with an option to renew for a term of 2 years) vide Memorial No. 23061301880011 dated 19 May 2023*
5. *The Subject Property is situated within 'Commercial' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
6. *The building was completed on 17 February 1994 as per Occupation Permit No. H22/94 vide Memorial No. UB6025073 dated 17 February 1994.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 17 July 2026.*
9. *Get Treasure Properties Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
14. Flat No. 09 on 23 rd Floor, Apartment Tower on the Western Side Convention Plaza, No. 1 Harbour Road, Hong Kong 578/4,000,000 equal and undivided shares of and in Inland Lot No. 8593	The Subject Property comprises a residential unit on 23rd Floor within 'Apartment Tower on the Western Side Convention Plaza' which is a 35-storey apartment tower of Convention Plaza complex completed in 1990. The saleable area of the Subject Property is 618 s.f. or thereabouts (57.4 s.m. or thereabouts) as per information provided by Rating and Valuation Department. The Subject Property is held under Conditions of Grant No. UB11784 for a term of 75 years commencing from 19 February 1985. The annual rent is \$1,000.	The Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 1 February 2025 and expiring on 31 January 2027 at a monthly rent of HK\$40,000 for residential use, inclusive of government rent, rates, management fee and air-conditioning charges.	HK\$10,600,000 (Hong Kong Dollars Ten Million Six Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$10,600,000)

Notes:

1. 'Convention Plaza' occupies a large parcel of reclaimed land at the waterfront of Wan Chai North. It is bounded by Fleming Road to the east, Harbour Road to the south and Convention Avenue to the north, in the neighbourhood of Wanchai Tower, Kong Wan Fire Station and Central Plaza on the opposite side of Harbour Road, with the new wing of Hong Kong Convention and Exhibition Centre at the immediate waterfront. It is located in an established well-planned commercial centre to the north

of Wan Chai regional town centre, Hong Kong.

2. *'Convention Plaza' complex comprises 2 hotels, an office block and an apartment tower commonly erected over a 14-storey (including carport on 3 levels of basement) podium which incorporates shopping arcades, The Dynasty Club, hotel lobbies, exhibition centers, restaurants etc. with landscaped garden, swimming pool and tennis courts on podium deck. The captioned apartment tower, almost L-shaped, is situated at the south-western part of the entire development and is of 35-storey in height (12th to 47th with 13th floor omitted) with part of the 46th and whole of 47th floor designed as penthouse duplex apartments.*
3. *The registered owner of the Subject Property is Grand Park Investment Limited by an Assignment vide Memorial No. UB7034346 dated 10 March 1997 for a consideration of HK\$10,928,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Occupation Permit (Permit No. H29/90) vide Memorial No. UB4501042 dated 7 March 1990*
 - *Letter of Compliance (Remarks: from Director of Building and Lands, District Lands Office, Hong Kong West to Hong Kong Trade Development Council) vide Memorial UB4501043 dated 8 June 1990*
 - *Certificate of Compliance (Remarks: from Registrar General's Department (Land Office) to Hong Kong Trade Development Council) vide Memorial No. UB4568129 dated 29 June 1990*
 - *Deed of Mutual Covenant with Plans vide Memorial No. U4568130 dated 13 September 1990*
 - *Sub-deed of Mutual Covenant (Remarks: re-registered see Mem. No. 6082631) vide Memorial UB5179726 dated 26 January 1992*
 - *Sub-deed of Mutual Covenant (previously registered by Mem. No. 5179726) vide Memorial UB6082631 dated 26 January 1992*
 - *G.N. 8117 dated 30 December 2021 under Roads (Works, Use and Compensation) Ordinance (Chapter 370) (Remarks: (Notice under Section 16) with Plan No. HKM8133 Re: Creation of Rights of Temporary Occupation of Land for PWP Item No. 7677CL Wan Chai Development Phase I – Proposed Works Re Portion) vide Memorial No. 22011000830019 dated 30 December 2021*
 - *G.N. 5007 dated 29 August 2024 under Roads (Works, Use and Compensation) Ordinance (Chapter 370)* (Remarks: * (Notice under Section 16) with Plan No. HKM8133 Re: Creation of Rights of Temporary Occupation of Land for PWP Item No. 7677CL Wan Chai Development Phase II – Proposed Road Works Re Portion) vide Memorial No. 24090500690011 dated 29 August 2024*
5. *The Subject Property is situated within 'Other Specified Uses' (Exhibition Centre with Commercial Development) zone in Wan Chai North Outline Zoning Plan No. S/H25/6 dated 17 November 2023.*
6. *The Convention Plaza complex was completed on 7 March 1990 as per Occupation Permit (Permit No. H29/90) vide Memorial No. UB4501042 dated 7 March 1990.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 17 July 2026.*
9. *Grand Park Investment Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
15. Shop / Unit No. 2 and Unit 19 on Ground Floor, Yue Yee Mansion, Nos. 18A, 20 & 20A, Belcher's Street, Nos. 1, 3, 5, 7 & 9 Li Po Lung Path, Hong Kong A total of 8/45 of 3/61 equal and undivided shares of and in The Remaining Portion of Sub-section 3 of Section F of Marine Lot No. 239	The Subject Property comprises 2 shop units within a shopping arcade named 'Charm View Shopping Arcade' on the ground floor of an 8-storey commercial building completed in about 1958. The total gross floor area of the Subject Property is 878 s.f. or thereabouts (81.57 s.m. or thereabouts) as depicted in developer's brochure and the total saleable area of the Subject Property is 561 s.f. or thereabouts (52.12 s.m. or thereabouts) as measured from assignment plan. The Subject Property is held under a Government Lease of 999 years from 31 March 1873.	The Subject Property is subject to a tenancy agreement for a term of 3 years commencing on 1 April 2024 and expiring on 31 March 2027 at a monthly rent of HK\$42,000 for commercial use, exclusive of government rent, rates and management fee.	HK\$9,600,000 (Hong Kong Dollars Nine Million Six Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$9,600,000)

Notes:

1. 'Yue Yee Mansion' occupies a rectangular-shaped site on the south-eastern side of Belcher's Street, in that section between Sands Street and Li Po Lung Path to its southwest and immediate northeast respectively, neighbouring Mau Wah Mansion and Joyful Building to its southwest and northeast respectively, directly opposite to No. 23 Belcher's Street on the other side of Belcher's Street, amidst the densely populated and developed mixed users area of Kennedy Town, Hong Kong in close proximity to The Belcher's at its further northeast.
2. An 8-storey (ground, 1st to 7th floors) composite building, planned to have a shopping arcade on ground floor and domestic dwellings on floors above, with gated main lift lobby on 1st floor entered from Li Po Lung Path.

3. *The registered owner of the Subject Property is Get Prosperous Limited by an Assignment vide Memorial No. 24090901750047 dated 21 August 2024 for a consideration of HK\$13,000,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Covenant with Plan vide Memorial No. UB393195 dated 23 February 1963*
 - *Sub-deed of Mutual Covenant and Management Agreement with Plan in favor of Inter-Association Estate Management Limited vide Memorial No. UB5142407 dated 3 December 1991*
 - *Notice No. 'UMB/MB01/1901-150/0001' by the Building Authority under s.30B(3) of the Buildings Ordinance (Remarks: with a Letter issued by the Building Authority date 11.11.2020 Re: Common Part(s) vide Memorial No. 21012200530043 dated 30 July 2020*
 - *Notice No. 'UMB/MB01/1901-150/0002' by the Building Authority under s.30B(3) of the Buildings Ordinance (Remarks: with a Letter issued by the Building Authority date 11.11.2020 Re: Common Part(s) vide Memorial No. 21012200530055 dated 30 July 2020*
 - *Notice No. 'UMB/MB01/1901-150/0001' by the Building Authority under s.30C(3) of the Buildings Ordinance (Remarks: with a Letter issued by the Building Authority date 11.11.2020 Re: Common Part(s) vide Memorial No. 21012200530065 dated 30 July 2020*
 - *Superseding Notice No. 'UMB/MB01/1901-150/1002' under s.30B(3) of the Buildings Ordinance (Remarks: by the Building Authority) vide Memorial No. 21120901600306 dated 24 September 2021*
 - *Clarification Letter relating to Notice No. 'UMB/MB01/1901-150/1002'* (Remarks: * registered by Mem. No. '21120901600313' dated '24.9.2021' vide Memorial No. 22042500730191 dated 7 January 2022*
5. *The Subject Property is situated within 'Residential (Group A)' zone in Approved Kennedy Town & Mount Davis Outline Zoning Plan No. S/H1/24 dated 13 October 2023.*
6. *The building was completed on 23 December 1958 as per Occupation Permit No. H333/58.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
9. *Get Prosperous Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
16. Flat F on 2nd Floor together with the Yard Thereof and Car Parking Space No. B46 on Middle Car Port Level, Broadview Terrace, No. 40 Cloud View Road, Hong Kong A total of 2,073/183,117 equal and undivided shares of and in Inland Lot No. 8239	The Subject Property comprises a residential unit on 2nd Floor and a car-parking space on middle car port level within a 23-storey residential building completed in 1974. The saleable area of the residential unit of the Subject Property is 1,035 s.f. or thereabouts (96.2 s.m. or thereabouts) and the flat roof area is 525 s.f. or thereabouts (48.8 s.m. or thereabouts) as per information provided by Rating and Valuation Department. The Subject Property is held under Conditions of Sale No. 9793 and Modification Letters dated 24 April 1975 and 17 June 1993 for a term of 75 years from 23 November 1970 renewable for a further term of 75 years. The annual rent is \$642.	The Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 1 October 2024 and expiring on 30 September 2026 at a monthly rent of HK\$29,800 for residential use, inclusive of government rent, rates and management fee.	HK\$16,600,000 (Hong Kong Dollars Sixteen Million Six Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$16,600,000)

Notes:

1. *'Broadview Terrace' occupies an almost rectangular-shaped, gently sloping site on the eastern side of Cloud View Road, in a respective section between Braemar Hill Road and Yee King Road, bordering its sister development – Evelyn Towers on the southwest, Shue Yan University Library Complex on its east, Maiden Court on its north, directly opposite to Sky Horizon and Daily Farm Shopping Centre on the other side of Cloud View Road. It is located midhill of Braemar Hill in a popular private residential area of Upper North Point, Hong Kong.*
2. *Broadview Terrace comprises a 20-storey (2nd to 21st floors) apartment tower erected over a 3-storey carport podium and 6 flats per floor on floors above with gated main lift lobby on the ground floor.*
3. *The registered owner of the Subject Property is Get Affluence Limited by an Assignment vide Memorial No. 24052101910018 dated 23 April 2024 for a consideration of HK\$12,380,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Copy Letter of Compliance (Remarks: from Crown Lands & Survey Office, Public Works Department to Messrs. Gordon Wu & Associates) vide Memorial No. UB347470 dated 13 January 1976*
 - *Certificate of Compliance (Remarks: from Registrar General's Department (The Land Office) vide Memorial No. UB3570230 dated 24 November 1987*
 - *Deed Poll re Change of Name of Building in favor of Banque Indosuez (Remarks: Rosemary Towers now known as Broadview Terrace re-registered see Mem. No. 3666671) vide Memorial No. UB3580249 dated 30 October 1987*
 - *Deed of Mutual Covenant vide Memorial No. UB3590424 dated 15 December 1987*
 - *Deed Poll (previously registered by M/N 380249) re Change of Name of Bldg. (Remarks: from Rosemary Towers to Broadview Terrace) vide Memorial No. UB3666671 dated 30 October 1987*
5. *The Subject Property is situated within 'Residential (Group B)' zone in Approved North Point Outline Zoning Plan No. S/H8/28 dated 19 April 2024.*
6. *The building was completed on 4 March 1974.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
9. *Get Affluence Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
17. Flat B, 55 th Floor of Tower 1 (together with bay window, balcony and utility platform thereof and A/C plant room thereof), Manhattan Hill, No.1 Po Lun Street, Kowloon 2,453/1,762,675 of 10,586/13,030 equal and undivided shares of and in New Kowloon Marine Lot No.3	The Subject Property comprises 1 of the 2 domestic units on subject floor of a 43-storey residential building completed in 2006. The total saleable area of the Subject Property is 1,382 s.f. or thereabouts (128.4 s.m. or thereabouts), excluding bay window – 12 s.f. or thereabouts (1.1 s.m. or thereabouts) and air-conditioning plant room – 64 s.f. or thereabouts (5.9 s.m. or thereabouts), as provided by Rating and Valuation Department.	The Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 23 October 2025 and expiring on 22 October 2027 at a monthly rent of HK\$30,000 (exclusive of government rent, rates, management fee and air-conditioning charges).	HK\$31,000,000 (Hong Kong Dollars Thirty-one Million Only) (100% interest attributable to the GNH Group: HK\$31,000,000)
	The Subject Property is held under a Government Lease for a term of 75 years renewable as within mentioned from 29 April 1907. The annual rent is \$342,540.		

Notes:

1. *Manhattan Hill occupies a large rectangular shaped through site, bounded by Po Lun Street on the east, Broadway of Mei Foo Sun Chuen on the west, adjacent to Mei Foo Sun Chuen to its west, KMB Headquarters to its north, Lai Chi Kok Park to its south, a large vacant site to its east. It is located in a primary residential area at the extreme western fringe of Lai Chi Kok, Urban Kowloon bordering Kwai Chung District and the local industrial area.*

2. *The subject tower a 43-storey (7th to 65th floors with 14th, 24th, 34th, 40th to 49th, 53rd, 54th and 58th floors omitted) residential tower erected over podium located at the southern fringe of the entire development.*
3. *The registered owner of the Subject Property is Get Balanced Company Limited by an Assignment vide Memorial No. 25112102110016 dated 22 October 2025 for a consideration of HK\$30,000,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Covenant and Grant re s.A, s.B and R.P. of NKML 3 dated 27th February 2003 vide Memorial No.UB8898231.*
 - *Supplemental Deed to Deed of Covenant and Grant dated 5th June 2007 vide Memorial No.07062002410500. (Remarks: re s.A, s.B and R.P. of NKML3)*
 - *Deed of Mutual Covenant Incorporating Management Agreement with Plans dated 3rd July 2007 in favour of Royal Elite Service Company Limited (Manager) vide Memorial No.07071901470137.*
 - *Occupation Permit No.KN24/2006(OP) dated 12th December 2006 vide Memorial No.06122301230012.*
5. *The Subject Property is situated within 'Comprehensive Development Area' zone in Approved Lai Chi Kok Outline Zoning Plan No.S/K16/16 dated 18 October 2013.*
6. *The development was completed on 12 December 2006 as per Occupation Permit No. KN24/2006(OP).*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Ms. Pansy Hung (Assistant Estate Surveyor, Valuation & Advisory) on 20 July 2026.*
9. *Get Balanced Company Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
18. 1st Floor, No.57 Granville Road, Kowloon 1/5 equal and undivided shares of and in Kowloon Inland Lot No.10093	The Subject Property comprises a residential unit on 1st Floor within a 5-storey tenement building completed in 1955. The saleable area of the Subject Property is 591 s.f. or thereabouts (54.9 s.m. or thereabouts), excluding the common parts thereof, as provided by Rating and Valuation Department. The Subject Property is held under Conditions of Regrant No. 10439 for a term of 150 years from 25 December 1892. The annual rent is \$112.	The Subject Property is subject to a tenancy agreement for a term of 1 year commencing on 1 April 2025 and expiring on 30 June 2026 at a monthly rent of HK\$19,000 (exclusive of government rent, rates, management fee and air-conditioning charges).	HK\$4,000,000 (Hong Kong Dollars Four Million Only) (100% interest attributable to the GNH Group: HK\$4,000,000)

Notes:

1. The subject building (Nos.55-57 Granville Road) occupies a small rectangular site on the north side of Granville Road with rear abuttal onto scavenging lane in that section between Carnarvon Road and Chatham Road South, bordering similar type low-rise tenement buildings on both sides amidst the popular mixed users area of Tsim Sha Tsui, in close proximity to Tsim Sha Tsui East Commercial area.
2. The subject building is a 5-storey tenement building planned to have shops on ground floor, and domestic flats on floors above, with a stairway entered from Granville Road.
3. The registered owner of the Subject Property is Get Nice Property Management Company Limited by an Assignment vide Memorial No. 25122201870042 dated 28 November 2025 for a consideration of HK\$3,080,000.00.

4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant and Grant (for parties, see memorial) in favour of Fung Tsun vide Memorial No. UB985065 dated 3 May 1973 (remarks: Deed of Mutual Covenant and Grant)*
 - *Order No. "C/TF/006141/20/K" by the Building Authority Under S. 24(1) of the Buildings Ordinance vide Memorial No. 23032801360193 dated 7 December 2021*
5. *The Subject Property is situated within 'Commercial (6)' zone in Approved Tsim Sha Tsui Outline Zoning Plan No.S/K1/30 dated 17 October 2025*
6. *The development was completed on 28 February 1955 as per Occupation Permit No. D100/55.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Jeffrey Leung (Assistant Estate Surveyor, Valuation & Advisory) on 23 July 2026.*
9. *Get Nice Property Management Company Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
19. 3rd Floor, No.55 Granville Road, Kowloon 1/5 equal and undivided shares of and in Kowloon Inland Lot No.10204	The Subject Property comprises a residential unit on 3rd Floor within a 5-storey tenement building completed in 1955. The saleable area of the Subject Property is 591 s.f. or thereabouts (54.9 s.m. or thereabouts), excluding the common parts thereof, as provided by Rating and Valuation Department. The Subject Property is held under Government Lease for a term of 150 years from 25 December 1892. The annual rent is \$112.	The Subject Property is subject to a tenancy agreement for a term of 2 year commencing on 1 April 2024 and expiring on 30 June 2026 at a monthly rent of HK\$8,000 (inclusive of government rent, rates and management fee).	HK\$3,800,000 (Hong Kong Dollars Three Million Eight Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$3,800,000)

Notes:

1. The subject building (Nos.55-57 Granville Road) occupies a small rectangular site on the north side of Granville Road with rear abuttal onto scavenging lane in that section between Carnarvon Road and Chatham Road South, bordering similar type low-rise tenement buildings on both sides amidst the popular mixed users area of Tsim Sha Tsui, in close proximity to Tsim Sha Tsui East Commercial area.
2. The subject building is a 5-storey tenement building planned to have shops on ground floor, and domestic flats on floors above, with a stairway entered from Granville Road.
3. The registered owner of the Subject Property is Get Nice Property Management Company Limited by an Assignment vide Memorial No. 25122201870051 dated 28 November 2025 for a consideration

of HK\$3,000,000.00.

4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant vide Memorial No. UB996535 dated 22 May 1973*
 - *Order No. "C/TF/006141/20/K" by the Building Authority Under S. 24(1) of the Buildings Ordinance vide Memorial No. 23032801360193 dated 7 December 2021*
5. *The Subject Property is situated within 'Commercial (6)' zone in Approved Tsim Sha Tsui Outline Zoning Plan No.S/K1/30 dated 17 October 2025*
6. *The development was completed on 28 February 1955 as per Occupation Permit No. D100/55.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Jeffrey Leung (Assistant Estate Surveyor, Valuation & Advisory) on 23 July 2026.*
9. *Get Nice Property Management Company Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
20. Flat F, 10/F, Block 1 Lai Bo Garden, No.38 Cheung Wah Street, Kowloon. 278/124,700 equal and undivided shares of and in New Kowloon inland Lot No.6037.	The Subject Property comprises a residential unit on 10th Floor within a 19-storey residential building completed in 1991. The saleable area of the Subject Property is 410 s.f. or thereabouts (38.1 s.m. or thereabouts), excluding the bay window area is 32 s.f. or thereabouts (3.0 s.m. or thereabouts), as provided by Rating and Valuation Department. The Subject Property is held under Condition of Sale No.12019 for a term from 21 September 1988 until 30 June 2047. The annual rent for the lot is as specified in G. C. No. (7) of C/S No. 12019.	As at the date of inspection, the Subject Property was vacant.	HK\$5,000,000 (Hong Kong Dollars Five Million Only) (100% interest attributable to the GNH Group: HK\$5,000,000)

Notes:

1. *The subject building (Lai Bo Garden) occupies a large rectangular-shaped, gently sloping semi-island site on the south-eastern side of Cheung Wah Street, bounded by Shun Ning Road to its southwest, Po On Road to its northeast, bordering Beacon Lodge to its southeast directly opposite to Cheung Fai Building on the other side of Cheung Wah Street, So Uk Estate on other side of Po On Road, amidst the old established densely populated residential area of Cheung Sha Wan, Kowloon West.*
2. *A 19-storey (8th to 26th floors) residential tower erected over a 9-level podium which is designed to have shops, children youth centre on lower ground and upper ground floors, car park on 1st to 6th floors and swimming pool and children play area on 7th floor and domestic units on floors above.*

3. *The registered owner of the Subject Property is Get Nice Property Management Company Limited by an Assignment vide Memorial No. 25122201870025 dated 28 November 2025 for a consideration of HK\$3,400,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant and Management Agreement dated 10 September 1991 vide Memorial No. UB5027725.*
 - *Modification Letter dated 29 April 1991 vide Memorial No. UB4794096.*
 - *Occupation Permit (Permit No. NK 20/91) dated 24 June 1991 vide Memorial No. UB4891692.*
 - *Agreement for Sale and Purchase in favour of Lam Wing Cheong and Ip Wing Kei dated 1 June 2026 vide Memorial No. 26061201880422 for a consideration of HK\$4,300,000.00.*
5. *The Subject Property is situated within 'Residential (A)2' zone in Approved Cheung Sha Wan Outline Zoning Plan No.S/K5/41 dated 27 March 2026.*
6. *The development was completed on 24 June 1991 provided by Rating and Valuation Department.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Ms. Pansy Hung (Assistant Estate Surveyor, Valuation & Advisory) on 20 July 2026.*
9. *Get Nice Property Management Company Limited Wines Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
21. Flat A, 11/F, Block 2 Lai Bo Garden, No.38 Cheung Wah Street, Kowloon 278/124,700 equal and undivided shares of and in New Kowloon inland Lot No.6037	The Subject Property comprises a residential unit on 11th Floor within a 19-storey residential building completed in 1991. The saleable area of the Subject Property is 410 s.f. or thereabouts (38.1 s.m. or thereabouts), excluding the bay window area is 32 s.f. or thereabouts (3.0 s.m. or thereabouts), as provided by Rating and Valuation Department. The Subject Property is held under Condition of Sale No.12019 for a term from 21 September 1988 until 30 June 2047. The annual rent for the lot is as specified in G. C. No. (7) of C/S No. 12019.	As at the date of inspection, the Subject Property was vacant.	HK\$5,000,000 (Hong Kong Dollars Five Million Only) (100% interest attributable to the GNH Group: HK\$5,000,000)

Notes:

1. The subject building (Lai Bo Garden) occupies a large rectangular-shaped, gently sloping semi-island site on the south-eastern side of Cheung Wah Street, bounded by Shun Ning Road to its southwest, Po On Road to its northeast, bordering Beacon Lodge to its southeast directly opposite to Cheung Fai Building on the other side of Cheung Wah Street, So Uk Estate on other side of Po On Road, amidst the old established densely populated residential area of Cheung Sha Wan, Kowloon West.
2. A 19-storey (8th to 26th floors) residential tower erected over a 9-level podium which is designed to have shops, children youth centre on lower ground and upper ground floors, car park on 1st to 6th floors and swimming pool and children play area on 7th floor and domestic units on floors

above.

3. *The registered owner of the Subject Property is Get Nice Property Management Company Limited by an Assignment vide Memorial No. 25122201870033 dated 28 November 2025 for a consideration of HK\$3,520,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant and Management Agreement dated 10 September 1991 vide Memorial No. UB5027725.*
 - *Modification Letter dated 29 April 1991 vide Memorial No. UB4794096.*
 - *Occupation Permit (Permit No. NK 20/91) dated 24 June 1991 vide Memorial No. UB4891692.*
 - *Agreement for Sale and Purchase in favour of Yeung Yee Kei and Wong Chung Man dated 1 June 2026 vide Memorial No. 26061802440186 for a consideration of HK\$4,480,000.00.*
5. *The Subject Property is situated within 'Residential (A)2' zone in Approved Cheung Sha Wan Outline Zoning Plan No.S/K5/41 dated 27 March 2026.*
6. *The development was completed on 24 June 1991 provided by Rating and Valuation Department.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Ms. Pansy Hung (Assistant Estate Surveyor, Valuation & Advisory) on 20 July 2026.*
9. *Get Nice Property Management Company Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
22. Flat L, 3/F, Kwai King Building, No.31 Kwong Fai Circuit, Kwai Chung, New Territories 1/300 equal and undivided shares of and in Kwai Chung Town Lot No.223	The Subject Property comprises a residential unit on 3rd Floor within a 24-storey residential building completed in 1975. The saleable area of the Subject Property is 355 s.f. or thereabouts (33.3 s.m. or thereabouts), as provided by Rating and Valuation Department. The Subject Property is held under New Grant No.TW4914 for a term of 99 years from 1 July 1898, extended by the New Territories Lease (Extension) Ordinance 1988 until the expiry of 30 June 2047. The annual rent is \$144.	The Subject Property is subject to a tenancy agreement for a term of 1 year commencing on 4 March 2026 and expiring on 3 March 2027 at a monthly rent of HK\$10,500 (exclusive of government rent, rates, management fee and air-conditioning charges).	HK\$2,800,000 (Hong Kong Dollars Two Million Eight Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$2,800,000)

Notes:

- The Subject Building (Kwai King Building) occupies a L-shaped shaped gently sloping through site on the eastern side of Kwong Fai Circuit, bounded by Wo Tong Tsui Street and Yiu Wing Street on the west and northwest respectively, with Kwai Wo Building and Cheong Fat Building situated on the south, directly opposite to Kwong Fai Circuit Playground on other side of Kwong Fai Circuit, amidst the mixed users area at the south-western fringe of Lower Kwai Chung, New Territories.*
- The subject building is 24-storey (ground, 1st to 23rd floors) composite building designed to have shops on ground floor, commercial space on 1st floor and domestic flats on floors above with gated main lift lobby on ground floor entering from Kwong Fai Circuit.*
- The registered owner of the Subject Property is Get Nice Property Management Company Limited by an Assignment vide Memorial No. 25122201870014 dated 28 November 2025 for a consideration of HK\$2,000,000.00.*

4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant dated 17th January 1976 vide Memorial No.TW128615.*
5. *The Subject Property is situated within 'Residential (A)' zone in Draft Kwai Chung Outline Zoning Plan No.S/KC/33 dated 31 July 2026.*
6. *The development was completed on 13 November 1975, as provided by Rating and Valuation Department.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Jeffrey Leung (Assistant Estate Surveyor, Valuation & Advisory) on 29 July 2026.*
9. *Get Nice Property Management Company Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
23. Ground Floor, South Mansion, No. 5A Macdonnell Road, Hong Kong 1/17 equal and undivided shares of and in Section M of Inland Lot No.1381	The Subject Property comprises a unit on Ground Floor within an 8-storey residential building completed in 1956. The saleable area of the Subject Property is 709 s.f. or thereabouts (65.87 s.m. or thereabouts), excluding the common parts thereof, as measured from the approved general building plan. The Subject Property is held under Government Lease for a term of 999 years from 13 July 1896. The annual rent is \$30.	The Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 8 May 2025 and expiring on 7 May 2027 at a monthly rent of HK\$78,000 (exclusive of government rent, rates, management fee and air-conditioning charges).	HK\$7,400,000 (Hong Kong Dollars Seven Million Four Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$7,400,000)

Notes:

1. The subject building (No.5 Macdonnell Road) occupies a small irregular site on the north side of Macdonnell Road, in that section between Garden Road and Tramway Path, at a spot level of about 85.2 meters above Hong Kong Principal Datum, bordering Hoover Court to its east and Coda Plaza to its northwest, directly opposite to Wilshire Park and William Mansion on the other side of Macdonnell Road. It is located within a popular private residential area of Mid-Levels Central, Hong Kong.
2. The subject building is an 8-storey residential building planned to have shop and domestic flat on ground floor, and domestic flats on floors above, with a stairway entered from Macdonnell Road.
3. The registered owner of the Subject Property is Get Nice Real Estate Limited by an Assignment vide Memorial No. 25122201870065 dated 28 November 2025 for a consideration of HK\$7,700,000.00.
4. The Subject Property is subject to the following material encumbrances:
 - Deed of Covenant dated 4 April 1959 vide Memorial No. UB292791.

- Notice No. "UMB/MB021206-053/0015" by the Building Authority Under S. 30B(3) of the Buildings Ordinance vide Memorial No. 23111000320884 dated 21 October 2024.
- 5. The Subject Property is situated within 'Residential (B)' zone in Approved Mid-Levels West Outline Zoning Plan No.S/H11/15 dated 19 March 2010.
- 6. The development was completed on 21 August 1956 provided by Rating and Valuation Department.
- 7. The Subject Property is held for investment.
- 8. The Subject Property was inspected by Ms. Pansy Hung (Assistant Estate Surveyor, Valuation & Advisory) on 23 July 2026.
- 9. Get Nice Real Estate Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
24. Unit No.715 on 7th Floor, East Ocean Centre, No.98 Granville Road, Kowloon 16/8,000 equal and undivided shares of and in Kowloon Inland Lot No.10601	The Subject Property comprises an office unit on 7th Floor within a 17-storey commercial building completed in 1982. The gross floor area of the Subject Property is 972 s.f. or thereabouts (90.30 s.m. or thereabouts) as depicted in the developer's brochure and the saleable area of the Subject Property is 678 s.f. or thereabouts (62.99 s.m. or thereabouts), excluding the common parts thereof, as depicted in developer's brochure. The Subject Property is held under Conditions of Sale No. UB11285 for a term of 75 years from 9th January 1979 renewable for a further term of 75 years. The annual rent is \$1,000.	The Subject Property is vacant.	HK\$7,300,000 (Hong Kong Dollars Seven Million Three Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$7,300,000)

Notes:

1. 'East Ocean Centre' occupies a large rectangular shaped island site on the southeastern side of Granville Road, abutting Granville Square to its southwest, pedestrian ways to its northeast and southwest at one building block southwest to its junction with Science Museum Road, neighboring Harbour Crystal Centre to its northeast and New Mandarin Plaza and the Centenary Garden on its southeast, directly opposite to Hong Kong Science Museum on the other side of Granville Road. It is located within the commercial hub of Tsim Sha Tsui East, Kowloon.

2. *'East Ocean Centre' comprises a 17-storey commercial building (basement 2, basement 1, ground, 1st to 14th floors) which is planned to have carparking spaces on basement 2, commercial units on basement 1, shopping arcades on ground and 1st floors and office units above. The main lift hall is situated on ground floor entered from both Granville Road and the pedestrian way abutting Centenary Garden.*
3. *The registered owner of the Subject Property is Keen Perfect Limited by an Assignment vide Memorial No. UB4932935 dated 12 July 1991 for a consideration of HK\$3,985,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Covenant with plans vide Memorial No. UB2260984 dated 1 May 1982 (remarks: re-registered see Mem. No. UB5190556)*
 - *Re-registration of Deed of Covenant Mem. No. UB2260984 with plans vide Memorial No. UB5190556 dated 1 May 1982*
 - *Deed of Confirmation and Ratification vide Memorial No. UB5252264 dated 30 April 1992 (remarks: of Assignments & Deed of Mutual Covenants)*
5. *The Subject Property is situated within 'Commercial' zone in Approved Tsim Sha Tsui Outline Zoning Plan No.S/K1/30 dated 17 October 2025.*
6. *The development was completed on 26 February 1982 as per Occupation Permit No. K7/82.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Jeffrey Leung (Assistant Estate Surveyor, Valuation & Advisory) on 23 July 2026.*
9. *Keen Perfect Limited Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
25. Office Nos.501 and 502 on 5th Floor, Bangkok Bank Building, Nos.490-492 Nathan Road, Kowloon A total of 20/629 equal and undivided shares of and in The Remaining Portion of Kowloon Inland Lot Nos. 9285 and 9307	The Subject Property comprises the whole 5th Floor within a commercial building completed in 1976. The total gross floor area of the Subject Property is 1,674 s.f. or thereabouts (155.52 s.m. or thereabouts) as depicted in the developer's brochure and the total saleable area of the Subject Property is 1,075 s.f. or thereabouts (99.87 s.m. or thereabouts), excluding the common parts thereof, as measured from assignment plan. The Subject Property is commonly held under Conditions of Regrant No.9980 and Conditions of Regrant No.9996 for a common term of 150 years from 25 December 1894. The annual rent is \$100.	The Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 11 May 2025 and expiring on 10 May 2027 at a monthly rent of HK\$40,500 (exclusive of government rent, rates, management fee and air-conditioning charges)	HK\$8,700,000 (Hong Kong Dollars Eight Million Seven Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$8,700,000)

Notes:

1. 'Bangkok Bank Building' occupies a rectangle site on the eastern side of Nathan Road with rear abuttal onto scavenging lane in that section between Wing Sing Lane and Waterloo Road, bordering Oxford Commercial Building and Ek Nam Building on both sides, directly opposite to Casa Hotel on the other side of Nathan Road. It is located amidst the densely populated, mixed user area of Yau Ma Tei, near the night market at Temple Street and Yai Ma Tei MTR Station.
2. The subject development comprises a 23-storey commercial building planned to have shops on

ground floor and office units on floors above (1st to 22nd floors) with main lift lobby on ground floor entering from Nathan Road.

3. *The registered owner of the Subject Property is Wealth Famous Development Limited vide Memorial No. UB9241045 dated 12 May 2004 by an assignment for a consideration of \$2,900,000.00 (PT)*
4. *The Subject Property is commonly subject to the following material encumbrances:*
 - *Letter Relating to Prohibition of Domestic Use of Premises vide Memorial No. UB1031170 dated 26 October 1973*
 - *Memorandum of Change of Name of Building by Bangkok Bank Limited vide Memorial No. UB4566831 dated 1 October 1990 (remarks: from Hop Fat Commercial Centre to Bangkok Bank Building)*
 - *Deed of Mutual Covenant vide Memorial No. UB4937211 dated 15 July 1991*
 - *Copy Memo (Certificate of Compliance) vide Memorial No. UB5125505 dated 8 March 1976 (remarks: from Government Property Management / Modification Division C.L. & S.O. to reg. gen. (L.O.)(2))*
 - *Notice No. "UMB/5OD102/1501-315/0001" Under S. 30B(3) of the Buildings Ordinance vide Memorial No. 23101000500561 dated 26 August 2016 (remarks: by the Building Authority re: common part(s) only)*
5. *The Subject Property is situated within 'Commercial' zone in Approved Yau Ma Tei Outline Zoning Plan No. S/K2/26 dated 26 July 2024.*
6. *The development was completed on 16 February 1976 as per Occupation Permit No. K17/76.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Jeffrey Leung (Assistant Estate Surveyor, Valuation & Advisory) on 23 July 2026.*
9. *Wealth Famous Development Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
26. Kowloon Inland Lot 8135, No.20 Kimberley Street, Kowloon	The Subject Property is a vacant site.	The Subject Property is vacant.	HK\$45,000,000 (Hong Kong Dollars Forty-five Million Only)
Whole shares of and in The Kowloon Inland Lot No. 8135	The site area of the Subject Property is 1,410 s.f. or thereabouts (130 s.m. or thereabouts) as depicted in the government lease.		(100% interest attributable to the GNH Group: HK\$45,000,000)
	The Subject Property is held under Conditions of Regrant No.6891 for a term of 150 years from 24 June 1888. The annual rent is \$168.		

Notes:

- The Subject Property 'No.20 Kimberley Street' occupies a rectangle site on the northern side of Kimberley Street, at the intersection of Kimberley Street and Shun Yee Street, abutting service lane at the west and rear, bordering a vacant site at the east, directly opposite to On Luen Building on the other side of Kimberley Street, within the popular mixed users area of Tsim Sha Tsui, Kowloon*
- The Subject Property is currently a vacant site.*
- The registered owner of the Subject Property is Apex Magic Asia Limited by vide Memorial No. 26071401220057 dated 15 June 2026 by an assignment for a consideration of \$47,000,000.00.*
- The Subject Property is free from any material encumbrances:*
- The Subject Property is situated within 'Commercial (6)' zone in Approved Tsim Sha Tsui Outline Zoning Plan No. S/K1/30 dated 17 October 2025, which has the following material restrictions are as follows:*
 - Maximum building height : 110m above HKPD*
 - Maximum building height : 12.0*
 - A minimum of 1.5 wide non-building area from the lot boundary abutting areas shown as 'Road'*
- The Subject Property is held under Conditions of Regrant No.6891 and the material lease restrictions are as follows:*

- SC.3 : *The lot shall not be used for industrial purposes and no factory building shall be erected thereon.*
 - SC.4 : *The grantee shall remain responsible for the upkeep of the road, pavement, retaining walls, drains and sewers lying in the areas coloured green hatched green.*
7. *The Subject Property is held for investment.*
 8. *As advised by the Company, they do not have develop proposal for the Subject Property yet and no planning or building plan approval has been obtained as at the date of valuation.*
 9. *Due to the small site area, the Subject Property itself is difficult to develop into a high-rise development. For the purpose of valuation, we have assumed that the Subject Property will be develop into a 3-storey commercial development with total Gross Floor Area about 3,590 s.f. The Gross Development Valuation after completion is about HK\$81,000,000 and the estimated total Development Cost is about HK\$17,000,000. The estimated development period is about 1.5 years.*
 10. *The Subject Property was inspected by Mr. Jeffrey Leung (Assistant Estate Surveyor, Valuation & Advisory) on 23 July 2026.*
 11. *Apex Magic Asia Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*