

28 September 2026

The Board of Directors
Get Nice Holdings Limited
Ground Floor to 3rd Floor, Cosco Tower
Grand Millennium Plaza
No. 183 Queen's Road Central
Hong Kong

Dear Sirs,

**Re: Valuation of property interests of 43 properties located in Hong Kong and the United Kingdom
(the 'Subject Properties')**

In accordance with the instructions from Get Nice Holdings Limited ('Get Nice Holdings' or the 'Company') for us to carry out the valuation of property interests of 43 properties held by Get Nice Holdings and / or its subsidiaries (together referred to as the 'GNH Group') located in Hong Kong and the United Kingdom (hereinafter referred to as the 'Subject Properties'), being all the properties held by the Group, 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 value of such property interests as at **30 June 2026** (hereinafter referred to as the 'Date of Valuation').

This letter, forming part of our valuation report, identifies the Subject Properties being valued, explains the basis and methodology of our valuation and lists out the assumptions and the title investigation we have made in the course of our valuation as well as the limiting conditions.

BASIS OF VALUATION

Our valuation of the property interest in the Subject Properties is our opinion of the market values which we would define as intended to mean 'the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'

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, joint ventures, management agreements, special considerations or concessions granted by anyone associated with the sale, or any element of special value. The market value of the Subject Properties is also estimated without regard to costs of sale and purchase, and without offset for any associated taxes.

Our valuation has been prepared in accordance with 'HKIS Valuation Standard 2024' published by The Hong Kong Institute of Surveyors ('HKIS') and the International Valuation Standards published by the International Valuation Standards Council which came into effect in 2025 and our General Principles of Valuation.

Our valuation has been prepared under the generally accepted valuation procedures and is in compliance with the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and The Code on Takeovers and Mergers and Share Buy-backs (the 'Takeovers Code') issued by The Securities and Futures Commission.

PROPERTY CATEGORIZATION

In the course of valuation, the portfolio of properties of the Group is categorized into the following:

- Group I - Properties located in Hong Kong
- Group II - Properties located in the United Kingdom
- Group III - Properties under construction located in Hong Kong

VALUATION METHODOLOGY

We have valued the Subject Properties by using the Market Approach or Income Approach, where appropriate. Market Approach is based on comparing the Subject Properties to be valued directly with other comparable properties, which have transferred its legal ownership close to the date of valuation. Comparable properties of similar size, character and location are analysed and carefully weighed against all the respective advantages and disadvantages of each property in order to arrive at a fair comparison of capital values. Locational and economical characteristics are important criteria to be analysed when comparing such comparables against the Subject Properties to be valued.

In Income Approach, the market value of the property is assessed by capitalization of predicted income of the property. Either term and reversion method or direct capitalization method of Income Approach is employed. By using term and reversion method, we have taken into account the current passing rental income over the existing lease term (term income) and a potential future reversionary rental income over the residual land use term (reversionary income). The term and reversionary rental income are capitalized over either the existing lease term or upon the expiry of the lease over the residual land use rights term on a fully leased basis, and then discounted back to the Date of Valuation. When using direct capitalization method, the income is not expected to vary significantly over time, the capital value of the property is derived by capitalizing its annual income by a capitalization rate. The corresponding capitalization rate adopted is determined through the analysis of market evidence and conditions.

We have valued the vacant site of the Subject Property by using Residual Method. Residual Method is a method which bases on the completed gross development value of a hypothetical development, as if completed, as of date of valuation and the deduction of development costs, such as construction costs, consultants fees, marketing costs and finance costs, etc. and the developer's return to arrive at the residual value (or land value) of a development property.

VALUATION ASSUMPTIONS

In valuing the property interests, we have assumed that the registered owners have free and uninterrupted rights to use or to assign the property interests for the whole of the unexpired term granted subject to payment of rent and that all requisite land premium/purchase consideration otherwise payable have been fully settled. Our valuation has also been made on the assumption that the Subject Properties are to be sold in the open market without the benefit of a deferred terms contract, leaseback, joint venture, or any similar arrangement that would serve to affect their values. No account has been taken of any option or right of pre-emption concerning or affecting the sale of the Subject Properties and no forced sale situation in any manner is assumed in our valuation.

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

It is assumed that all applicable zoning, land use regulations and other restrictions have been complied with unless a non-conformity has been stated, defined and considered in the valuation report.

TITLE INVESTIGATION

We have caused land searches to be made at the Land Registry in Hong Kong and HM Land Registry, Wales Office in the United Kingdom respectively and have been provided with extracts of title documents. We have been advised by the Company that no further relevant documents have been produced. However, we have not examined the original documents to verify the ownership and to ascertain the existence of any amendments that may not appear on the copies handed to us. All documents have been used for reference only. No investigation has been made for the legal title or any liabilities attached to the Subject Properties.

LIMITING CONDITIONS

We have inspected the exterior, and where possible, the interior of the Subject Properties in Hong Kong and the United Kingdom under supervision of the Valuer. However, no structural survey has been made nor have any tests been carried out on any of the services provided in the Subject Properties. We are, therefore, not able to report that the Subject Properties are free from rot, infestation or any other structural defects. Yet, in the course of our inspection, we did not note any serious defects.

Moreover, we have not carried out any site investigations to determine or otherwise the suitability of the ground conditions, the presence or otherwise of contamination and the provision of or otherwise suitability for services etc. for any future development. Our valuation is prepared on the assumption that these aspects are satisfactory and that no extraordinary expenses or delays will be incurred in the event of any redevelopment.

No detailed on-site measurements have been made during our inspections. Dimensions, measurements and areas included in the valuation report attached are based on information contained in the documents provided to us and are therefore approximations only.

Having reviewed all relevant documentation, we have relied to a considerable extent on the information provided by the Company and have accepted advice given to us on such matters as planning approvals, statutory notices, easements, tenure, completion date of buildings, particulars of occupancy, site and floor plans, floor areas and other relevant matters in the identification of the Subject Properties in which the

registered owners have valid interest. We have not seen original planning consents and have assumed that the Subject Properties have been erected and are being occupied and used in accordance with such consents.

We have had no reason to doubt the truth and accuracy of the information provided to us by the Company. We were also advised by the Company that no material facts have been omitted from the information supplied. We considered that we have been provided with sufficient information to reach an informed view and have no reason to suspect that any information has been withheld.

For the purpose of compliance with Rule 11.3 of the Takeovers Code and as advised by Get Nice Holdings, the potential tax liabilities which may arise from the disposal of the properties include:

- corporation tax on the capital gain, less indexation allowance, at 25% for the property in the United Kingdom

As advised by the Company, the likelihood of any potential tax liability being crystallized is remote as the Company has no intention to dispose of the properties.

Except for the purpose of disclosure in the circular to be issued by the Company in connection with the proposed privatisation of Get Nice Holdings Limited, withdrawal of listing and proposed special dividend, neither the whole nor any part of this valuation report or any reference thereto may be included in any published document, circular or statement nor published in any way whatsoever without the prior written approval of Prudential Surveyors (Hong Kong) Limited as to the form and context in which it may appear.

DECLARATION

We hereby certify, to the best of our knowledge and belief, that: -

- We are an external valuer, independent from the Company and the property owners, their subsidiaries and their jointly controlled entities (collectively, the 'Group') and their respective directors and controlling shareholder and that we do not have any direct or indirect material interests in the securities or assets of the Group, its connected persons, or any associate of the Group and we have no bias with respect to the parties involved.
- We have previous, current or anticipated involvement with the Company in respect of the Subject Properties (except Subject Property Nos. 6, 14, 17, 20 to 22 and 26) in the past 24 months from the date of instruction or date of agreement of the engagement, whichever is earlier, which includes the conducting of valuations for such properties for the Company for annual accounting purposes in March 2026, September 2025 and March 2025.

REMARKS

We hereby confirm that we have neither present nor prospective interests in the Company, the Subject Properties and the value reported herein.

Unless otherwise stated, all money amounts stated in our valuations are in the respective local currency of the region. Hong Kong Dollar (HK\$) is adopted for property interests situated in Hong Kong. Great British Pound (GBP) is adopted for property interests situated in the United Kingdom.

Our summary of values and the valuation reports are attached herewith.

Pursuant to Rule 11.5(c) of the Takeovers Code, we have given and not withdrawn our consent to the issue of this scheme document of Get Nice Holdings dated 28 September 2026 with the inclusion of this letter and valuation report and the reference to our name in the form and context in which they respectively appear.

Yours faithfully,

For and on behalf of

PRUDENTIAL SURVEYORS (HONG KONG) LIMITED



Michael C K Lee
MRICS MHKIS(GP)
R.P.S.(GP)
Managing Director



Ng Sai Hee
FHKIS
R.P.S.(GP)
Chief Consultant

Mr. Michael C K Lee is a Registered Professional Surveyor (GP) with more than 11 years post-qualification experience in valuation of properties in the HKSAR, Macau and mainland China and land matters advisory in Hong Kong. Mr. Lee is also a Member of The Hong Kong Institute of Surveyors and The Royal Institution of Chartered Surveyors.

Mr. S H Ng is a Registered Professional Surveyor (GP) with more than 40 years of post-qualification experience in valuation of properties in the HKSAR, Macau, mainland China and the Asia Pacific Region. Mr. Ng is a Fellow of The Hong Kong Institute of Surveyors.

The address of the valuer is 3rd Floor, Tung Hip Commercial Building, Nos. 244-252 Des Voeux Road Central, Hong Kong

SUMMARY OF VALUES

No. Property	Market Value in Existing State as at 30 June 2026	Interest attributable to the GNH Group %	Market Value in Existing State as at 30 June 2026 attributable to the GNH Group
<i>Group I – Properties located in Hong Kong</i>			
1. Workshop B on 14 th Floor, Yiko Industrial Building, No. 10 Ka Yip Street, Hong Kong	HK\$7,300,000	100.00	HK\$7,300,000
2. Workshops C9 and C10 on 11 th Floor of Block C, Hong Kong Industrial Centre, Nos. 489-491 Castle Peak Road, Kowloon	HK\$15,200,000	100.00	HK\$15,200,000
3. Car Parking Space No. 108 on B/F., Hong Kong Industrial Centre, Nos. 489-491 Castle Peak Road, Kowloon	HK\$1,800,000	100.00	HK\$1,800,000
4. G/F., Whitty Street Court, No. 28 Whitty Street, Hong Kong	HK\$20,300,000	100.00	HK\$20,300,000
5. Get Nice Centre, Nos. 270-274 Chatham Road North, Kowloon	HK\$240,700,000	100.00	HK\$240,700,000
6. Flat D, 25/F., Tower B, Hollywood Terrace, No.268 Queen's Road Central, Sheung Wan, Hong Kong	HK\$14,000,000	100.00	HK\$14,000,000
7. Flat A on 25th Floor and Car Parking Space No. C20 on 2/F., Island Lodge, No. 180 Java Road, Hong Kong	HK\$21,900,000	100.00	HK\$21,900,000

SUMMARY OF VALUES

No.	Property	Market Value in Existing State as at 30 June 2026	Interest attributable to the GNH Group %	Market Value in Existing State as at 30 June 2026 attributable to the GNH Group
8.	House D30 of Stage II, Marina Cove, No. 380 Hiram's Highway, Hebe Haven, Sai Kung, New Territories	HK\$29,100,000	100.00	HK\$29,100,000
9.	House D29 of Stage II, Marina Cove, No. 380 Hiram's Highway, Hebe Haven, Sai Kung, New Territories	HK\$27,500,000	100.00	HK\$27,500,000
10.	Commercial Units on Ground Floor, 1 st Floor and 2 nd Floor and Office Unit on 3 rd Floor and Car Parking Space Nos. 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214 and 215 on 2 nd Floor and Nos. 703, 704, 705, 706, 707, 708 and 713 on 7 th Floor of High Block (Cosco Tower), Grand Millennium Plaza, No. 183 Queen's Road Cen- tral, No. 33 Wing Lok Street, Hong Kong	HK\$386,600,000	100.00	HK\$386,600,000
11.	Lower Ground Floor, No. 7 Staunton Street, Hong Kong	HK\$18,300,000	100.00	HK\$18,300,000
12.	Shop A on Ground Floor, Nos. 29 and 31 North Street, Hong Kong	HK\$31,400,000	100.00	HK\$31,400,000
13.	Shop No. G07 on Ground Floor, East Commercial Block of South Horizons, No. 18A South Horizon Drive, Hong Kong	HK\$11,600,000	100.00	HK\$11,600,000

SUMMARY OF VALUES

No. Property	Market Value in Existing State as at 30 June 2026	Interest attributable to the GNH Group %	Market Value in Existing State as at 30 June 2026 attributable to the GNH Group
14. Flat No. 09 on 23 rd Floor, Apartment Tower on the Western Side Convention Plaza, No. 1 Harbour Road, Hong Kong	HK\$10,600,000	100.00	HK\$10,600,000
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	HK\$9,600,000	100.00	HK\$9,600,000
16. Flat F on 2 nd Floor together with the Yard Thereof and Car Parking Space No. B46, Broadview Terrace, No. 40 Cloud View Road, Hong Kong	HK\$16,600,000	100.00	HK\$16,600,000
17. Flat B, 55 th Floor of Tower I (together with bay window, balcony and utility platform thereof and A/C plant room thereof), Manhattan Hill, No.1 Po Lun Street, Kowloon,	HK\$31,000,000	100.00	HK\$31,000,000
18. 1 st Floor, No.57 Granville Road, Kowloon	HK\$4,000,000	100.00	HK\$4,000,000
19. 3 rd Floor, No.55 Granville Road, Kowloon	HK\$3,800,000	100.00	HK\$3,800,000
20. Flat F, 10/F, Block 1, Lai Bo Garden, No. 38 Cheung Wah Street, Kowloon	HK\$5,000,000	100.00	HK\$5,000,000
21. Flat A, 11/F, Block 2, Lai Bo Garden, No. 38 Cheung Wah Street, Kowloon	HK\$5,000,000	100.00	HK\$5,000,000

SUMMARY OF VALUES

No.	Property	Market Value in Existing State as at 30 June 2026	Interest attributable to the GNH Group %	Market Value in Existing State as at 30 June 2026 attributable to the GNH Group
22.	Flat L, 3/F, Kwai King Building, No. 31 Kwong Fai Circuit, Kwai Chung, New Territories	HK\$2,800,000	100.00	HK\$2,800,000
23.	G/F, South Mansion, No. 5A Macdonnell Road, Hong Kong	HK\$7,400,000	100.00	HK\$7,400,000
24.	Unit No. 715, 7/F, East Ocean Centre, No. 98 Granville Road, Kowloon	HK\$7,300,000	100.00	HK\$7,300,000
25.	Office No. 501 and Office No. 502, 5/F, Bangkok Bank Building, Nos. 490-492 Nathan Road, Kowloon	HK\$8,700,000	100.00	HK\$8,700,000
26.	Kowloon Inland Lot 8135, No. 20 Kimberley Street, Kowloon	HK\$45,000,000	100.00	HK\$45,000,000
Total:		HK\$982,500,000		HK\$982,500,000

SUMMARY OF VALUES

No. Property	Market Value in Existing State as at 30 June 2026	Interest attributable to the GNH Group %	Market Value in Existing State as at 30 June 2026 attributable to the GNH Group
<i>Group II – Properties located in the United Kingdom</i>			
27. Winton House, 9-13 (odd) St. Andrew Street and 65 Shoe Lane, London, EC4A 3AF, United Kingdom	GBP19,600,000 (i.e. HKD203,500,000*)	100.00	GBP19,600,000 (i.e. HKD203,500,000*)
28. Apartments B1401 to B1409, 8 Carnation Way, London, SW8 5JE, United Kingdom	GBP13,418,000 (i.e. HKD139,300,000*)	100.00	GBP13,418,000 (i.e. HKD139,300,000*)
29. Apartments B0501 to B0509, 8 Carnation Way, London, SW8 5JD, United Kingdom	GBP13,057,000 (i.e. HKD135,600,000*)	100.00	GBP13,057,000 (i.e. HKD135,600,000*)
30. Apartments 2302 to 2307, River Park Tower, 1 Nine Elms Lane, London, SW8 5HE, United Kingdom	GBP7,309,000 (i.e. HKD75,900,000*)	100.00	GBP7,309,000 (i.e. HKD75,900,000*)
31. Apartments 902 to 906 and 909, River Park Tower, 1 Nine Elms Lane, London, SW8 5HD, United Kingdom	GBP7,087,000 (i.e. HKD73,600,000*)	100.00	GBP7,087,000 (i.e. HKD73,600,000*)
Total:	GBP60,471,000 (i.e. HKD627,900,000*)		GBP60,471,000 (i.e. HKD627,900,000*)

* Exchange rate adopted (source: Hong Kong Monetary Authority):
As at 30 June 2026 GBP1 = HKD10.383

SUMMARY OF VALUES

No.	Property	Market Value in Existing State as at 30 June 2026	Interest attributable to the GNH Group %	Market Value in Existing State as at 30 June 2026 attributable to the GNH Group
<i>Group III – Properties under construction located in the Hong Kong</i>				
32.	Flat C, 11/F, The MVP, 28 Bonham Road, Hong Kong	HK\$11,579,800	100.00	HK\$11,579,800
33.	Flat C, 12/F, The MVP, 28 Bonham Road, Hong Kong	HK\$11,786,600	100.00	HK\$11,786,600
34.	Unit G (Botania Residence), 11th Floor, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), No.11 Heung Yip Road, Wong Chuk Hang, Hong Kong	HK\$10,793,000	100.00	HK\$10,793,000
35.	Unit G (Botania Residence), 18th Floor, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), No.11 Heung Yip Road, Wong Chuk Hang, Hong Kong	HK\$11,066,000	100.00	HK\$11,066,000
36.	Unit G (Botania Residence), 19th Floor, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), No.11 Heung Yip Road, Wong Chuk Hang, Hong Kong	HK\$11,121,000	100.00	HK\$11,121,000
37.	Unit F (Botania Residence), 20th Floor, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), No.11 Heung Yip Road, Wong Chuk Hang, Hong Kong	HK\$11,411,000	100.00	HK\$11,411,000

SUMMARY OF VALUES

No. Property	Market Value in Existing State as at 30 June 2026	Interest attributable to the GNH Group %	Market Value in Existing State as at 30 June 2026 attributable to the GNH Group
38. Unit F (Botania Residence), 21 st Floor, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), No.11 Heung Yip Road, Wong Chuk Hang, Hong Kong	HK\$11,468,000	100.00	HK\$11,468,000
39. Unit G (Botania Residence), 6 th Floor, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), No.11 Heung Yip Road, Wong Chuk Hang, Hong Kong	HK\$10,465,000	100.00	HK\$10,465,000
40. Unit G (Botania Residence), 7 th Floor, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), No.11 Heung Yip Road, Wong Chuk Hang, Hong Kong	HK\$10,548,000	100.00	HK\$10,548,000
41. Unit G (Botania Residence), 8 th Floor, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), No.11 Heung Yip Road, Wong Chuk Hang, Hong Kong	HK\$10,633,000	100.00	HK\$10,633,000
42. Unit G (Botania Residence), 9 th Floor, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), No.11 Heung Yip Road, Wong Chuk Hang, Hong Kong	HK\$10,686,000	100.00	HK\$10,686,000
43. Unit G (Botania Residence), 10 th Floor, Tower 2, Deep Water Pavilia II (Phase 5B of The Southside), No.11 Heung Yip Road, Wong Chuk Hang, Hong Kong	HK\$10,740,000	100.00	HK\$10,740,000
Total:	HK\$132,297,400		HK\$132,297,400

VALUATION REPORT ON SUBJECT PROPERTIES

Group I – Properties located in Hong Kong

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026
1. Workshop B on 14th Floor, Yiko Industrial Building, No. 10 Ka Yip Street, Hong Kong 11/962 equal and undivided shares of and in Chai Wan Inland Lot No. 126	The Subject Property comprises a workshop unit on 14 th Floor within a 25-storey industrial building completed in 1988. The gross floor area of the Subject Property is 2,791 s.f. or thereabouts (259.29 s.m. or thereabouts) as depicted in the sales brochure. The saleable area of the Subject Property is 2,136 s.f. or thereabouts (198.44 s.m. or thereabouts) as measured from assignment plan. The Subject Property is held under Conditions of Sale No. 11862 for a term from 19 November 1985 to 30 June 2047. The annual rent is \$1,000.	The Subject Property is occupied by the Company for warehouse use.	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:

- Yiko Industrial Building occupies a large rectangular shaped through site on the southeastern side of Ka Yip Street with return frontage onto Kwun Yip Street, in that section between Sun Yip Street and with Sheung On Street, bordering Paramount Building to the northeast and Federal Centre to the southwest, directly opposite to the local cargo handling area on the other side of Ka Yip street. It is located within the established industrial area on the northeastern periphery of Chai Wan, Hong Kong.*
- Yiko Industrial Building comprises a 25-storey purpose-built flatted industrial block, erected over basement, planned to have carparking spaces and loading/unloading bay on basement, workshops and carparking spaces on ground floor and factory premises on floors above (1st to 24th floors), with main lift lobby on ground floor entering from Ka Yip Street.*

3. *The registered owner of the Subject Property is Get Nice Securities Limited by a Certified Copy of Certificate of Change of Name dated 27 March 2008 vide Memorial No. 10080201370015.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Occupation Permit No. H143/88 vide Memorial No. UB4027410 dated 15 December 1988*
 - *Deed of Mutual Covenant and Management Agreement vide Memorial No. UB4067185 dated 3 April 1989*
 - *Waiver Letter from District Lands Officer/Hong Kong East vide Memorial No. UB6807149 dated 4 October 1996*
5. *The Subject Property is situated within 'Industrial' zone in Approved Chai Wan Outline Zoning Plan No. S/H20/27 dated 19 April 2024.*
6. *The building was completed on 15 December 1988 as per Occupation Permit No. H143/88 vide Memorial No. UB4027410 dated 15 December 1988.*
7. *The Subject Property is held for owner-occupation.*
8. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 24 July 2026.*
9. *Get Nice Securities 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
2. Workshops C9 and C10 on 11th Floor of Block C, Hong Kong Industrial Centre, Nos. 489-491 Castle Peak Road, Kowloon 26/7,700 equal and undivided shares of and in Sections C, D & F of New Kowloon Inland Lot No. 3515	The Subject Property comprises a combined workshop unit on 11th Floor of Block C which is one of the 13-storey (excluding basement floor) industrial blocks of Hong Kong Industrial Centre completed in 1982. The total gross floor area of the Subject Property is 5,010 s.f. or thereabouts (465.44 s.m. or thereabouts) as depicted in the sales brochure. The total saleable area of the Subject Property is 3,935 s.f. or thereabouts (365.57 s.m. or thereabouts) as measured from assignment plan. The Subject Property is held under Conditions of Sale No. UB4268 for a term of 75 years from 1 July 1898 renewable for 24 years, extended by the New Territories Lease (Extension) Ordinance 1988 until the expiry of 30 June 2047. The total annual rent is \$2,034.	The Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 1 June 2025 and expiring on 31 May 2027 at a monthly rent of HK\$50,000 for industrial use, inclusive of government rent, rates and management fee.	HK\$15,200,000 (Hong Kong Dollars Fifteen Million Two Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$15,200,000)

Notes:

1. Hong Kong Industrial Centre occupies a large L-shaped semi-island site on the northwestern side of Cheung Sha Wan Road with return frontage onto Castle Peak Road at its junction with Tung Chau West Street, adjacent to local MTR access points to its south, Hong Kong Spinners Industrial Building

Rule 5.10(a)

to its east, Li Fung Tower and Manley Tower to its south and slightly opposite to Cheung Sha Wan Plaza on the south, located within an established industrial area of Cheung Sha Wan, Kowloon West at its western fringe.

2. *Hong Kong Industrial Centre comprises a total of three detached 13-storey, purpose-built, flatted industrial buildings (Blocks A, B and C) commonly erected over basement which incorporates godowns, loading areas and carports.*
3. *The registered owner of the Subject Property is Rich Mount Limited by an Assignment vide Memorial No. 13010400660030 dated 20 December 2012 for a consideration of HK\$16,500,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant with Plans (Remarks: previously registered by Mem. No. UB2300058) vide Memorial No. 2345029 dated 19 July 1982*
 - *Sub-deed of Mutual Covenant vide Memorial No. UB2334376 dated 24 September 1982*
5. *The Subject Property is situated within 'Other Specified Uses (Business 2)' zone in Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 dated 17 March 2026.*
6. *The development was completed on 9 September 1982 as per Occupation Permit No. NK42/82.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Ms. Alison Lai (MRICS, Assistant Estate Surveyor of Valuation & Advisory) on 17 July 2026.*
9. *Rich Mount 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
3. Car Parking Space No. 108 on B/F., Hong Kong Industrial Centre, Nos. 489-491 Castle Peak Road, Kowloon 3/7,700 equal and undivided shares of and in Sections C, D & F of New Kowloon Inland Lot No. 3515	The Subject Property comprises a car parking space on basement floor within three detached 13-storey (excluding basement floor) industrial blocks of Hong Kong Industrial Centre completed in 1982. The Subject Property is held under Conditions of Sale No. UB4268 for a term of 75 years from 1 July 1898 renewable for 24 years, extended by the New Territories Lease (Extension) Ordinance 1988 until the expiry of 30 June 2047. The annual rent is \$116.	As at the date of inspection, the Subject Property was vacant.	HK\$1,800,000 (Hong Kong Dollars One Million Eight Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$1,800,000)

Notes:

- Hong Kong Industrial Centre occupies a large L-shaped semi-island site on the northwestern side of Cheung Sha Wan Road with return frontage onto Castle Peak Road at its junction with Tung Chau West Street, adjacent to local MTR access points to its south, Hong Kong Spinners Industrial Building to its east, Li Fung Tower and Manley Tower to its south and slightly opposite to Cheung Sha Wan Plaza on the south, located within an established industrial area of Cheung Sha Wan, Kowloon West at its western fringe.*
- Hong Kong Industrial Centre comprises a total of three detached 13-storey, purpose-built, flatted industrial buildings (Blocks A, B and C) commonly erected over basement which incorporates godowns, loading areas and carports.*
- The registered owner of the Subject Property is Rich Mount Limited by an Assignment vide Memorial No. 13112700560052 dated 13 November 2013 for a consideration of HK\$870,000.00.*
- The Subject Property is subject to the following material encumbrances:*
 - Deed of Mutual Covenant with Plans (Remarks: previously registered by Mem. No. UB2300058) vide Memorial No. 2345029 dated 19 July 1982*
 - Sub-deed of Mutual Covenant vide Memorial No. UB2334376 dated 24 September 1982*

5. *The Subject Property is situated within 'Other Specified Uses (Business 2)' zone in Approved Cheung Sha Wan Outline Zoning Plan No. S/K5/41 dated 17 March 2026.*
6. *The development was completed on 9 September 1982 as per Occupation Permit No. NK42/82.*
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. *Rich Mount 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
4. G/F., Whitty Street Court, No. 28 Whitty Street, Hong Kong 3/67 equal and undivided shares of and in The Remaining Portion of Section F of Inland Lot No. 7892	The Subject Property comprises a shop unit on the ground floor within a 15-storey composite building completed in about 1963. The saleable area of the Subject Property is 739 s.f. or thereabouts (68.65 s.m. or thereabouts) as measured from assignment plan. The Subject Property is held under Conditions of Exchange No. 7487 for a term of 999 years from 25 June 1861. The annual rent is \$42.	The Subject Property is subject to a tenancy agreement for a term of 3 years commencing on 16 January 2026 and expiring on 15 January 2029 at a monthly rent of HK\$72,450, exclusive of government rent, rates and management fee.	HK\$20,300,000 (Hong Kong Dollars Twenty Million Three Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$20,300,000)

Notes:

1. *Whitty Street Court occupies an irregular shaped site on the western side of Whitty Street at its section between Des Voeux Road West and Queen's Road West, bordering Des Voeux Road West Building and Wing Wah Mansion respectively to its north and south, a rest garden to its west, directly opposite to Chong Yip Centre on the other side of Whitty Street within a long established mixed users area of Sai Ying Pun Hong Kong at its northwestern periphery, in close proximity to the Shek Tong Tsui Municipal Services Complex to its further south.*
2. *Whitty Street Court is a 15-storey (ground to 14th floors) composite building designed in 3 subblocks, planned to have shops on ground floor and domestic units on floors above. Gated main lift halls are located on ground floor entering from Whitty Street.*
3. *The registered owner of the Subject Property is Vast Cheer Limited by an Assignment vide Memorial No. 06061600490010 dated 16 May 2006 for a consideration of HK\$6,500,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant vide Memorial No. UB454189 dated 24 August 1964*
 - *Notice No. 'UMB/BAMB01/1801-300/0001' under S. 30B(3) of the Buildings Ordinance (Remarks: by the Building Authority) vide Memorial No. 20011402240316 dated 25 October 2019*

- *Tenancy Agreement with Plans in favor of The Dairy Farm Company, Limited with the rent is \$69,000 per month (Remarks: for term of 3 years from 16 January 2020 to 15 January 2023 with an option to renew for a further term of 3 years) vide Memorial No. 20030501090021 dated 28 February 2020*
- 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)6' 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 21 September 1963.*
- 8. *The Subject Property is held for investment.*
- 9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 12 July 2026.*
- 10. *Vast Cheer Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

			Market Value in Existing State as at 30 June 2026														
Subject Property	Description and Tenure	Particulars of Occupancy															
5. Get Nice Centre, Nos. 270-274 Chatham Road North, Kowloon	The Subject Property comprises the shop units on ground floor and offices from 1st to 14th Floors within a 15-storey commercial building completed in about 1976.	The entrance foyer of ground floor for 1 st floor of- fice and 1 st floor of the Subject Prop- erty is subject to a tenancy agreement for a term of 4 years com- mencing on 1 May 2024 and expiring on 30 April 2028 at a monthly rent of	HK\$240,700,000 (Hong Kong Dollars Two Hundred Forty Million Seven Hundred Thousand Only)														
The Remaining Portion of Sections D, E and F of Hung Hom Inland Lot No. 269 and The Remaining Portion of Hung Hom Inland Lot No. 269	According to the approved building plans, the total gross floor area ('GFA') of the constituent floors of the Subject Property is as follows:	HK\$76,832.18 for commercial use, exclusive of government rent, rates, management fee and other outgoings.	(100% interest attributable to the GNH Group: HK\$240,700,000)														
	<table><tr><td></td><td>GFA (s.f.)</td></tr><tr><td>Floor</td><td>approx.</td></tr><tr><td>G/F</td><td>3,738.70</td></tr><tr><td>1/F</td><td>3,696.14</td></tr><tr><td>2/F-4/F</td><td>11,490.42</td></tr><tr><td>5/F-14/F</td><td>28,894.30</td></tr><tr><td>Total:</td><td>47,819.56</td></tr></table>		GFA (s.f.)	Floor	approx.	G/F	3,738.70	1/F	3,696.14	2/F-4/F	11,490.42	5/F-14/F	28,894.30	Total:	47,819.56		
	GFA (s.f.)																
Floor	approx.																
G/F	3,738.70																
1/F	3,696.14																
2/F-4/F	11,490.42																
5/F-14/F	28,894.30																
Total:	47,819.56																
	The Subject Property is held under a Government Lease for a term of 75 years commencing from 15 November 1932 renewable for 75 years. The annual rent is \$404,802.	3 rd floor of the Subject Prop- erty is subject to a tenancy agreement for a term of 2 years com- mencing on 1 April 2025 and expiring on 31 March 2027 at a monthly rent of HK\$40,000 for office use, inclusive of government rent, rates and management fee.															

Portion (Office A) of 6th floor of the Subject Property is subject to a tenancy agreement for a term of 5 years commencing on 1 April 2023 and expiring on 31 March 2028 (with a rent-free period from 1 February 2023 to 31 March 2023) at a monthly rent of HK\$15,000 for office use, exclusive of government rent, rates, management fee and other charges.

Portion (Office B) of 6th floor of the Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 1 July 2024 and expiring on 30 June 2026 at a monthly rent of HK\$20,000 for office use, exclusive of government rent, rates and management fee.

Portion (Office A) of 7th floor of the Subject

Property is subject to a tenancy agreement for a term of 3 years commencing on 1 April 2026 and expiring on 31 March 2029 at a monthly rent of HK\$27,000 for office use, inclusive of government rent, rates, management fee and utility charges.

Portion (Office A) of 8th floor of the Subject Property is subject to a tenancy agreement for a term of 1 year commencing on 1 January 2026 and expiring on 31 December 2026 at a monthly rental of HK\$19,000 for office use, inclusive of government rent, rates, management fee and utilities charges.

Portion (Office A) of 9th floor of the Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 1 January

2026 and expiring on 31 December 2027 at a monthly rent of HK\$22,600 for office use, inclusive of government rent, rates, management fee and utilities charges.

Portion (Office B) of 9th floor of the Subject Property is subject to a tenancy agreement for a term of 2 year commencing on 1 January 2026 and expiring on 31 December 2027 at a monthly rent of HK\$20,000 for office use, exclusive of government rent, rates, management fee and utilities charges.

Portion (Office A) of 10th floor of the Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 1 January 2024 and expiring on 31 December 2025 and extend Six months to 30

June 2026 at a monthly rent of HK\$23,808 for office use, inclusive of government rent, rates, management fee and other charges.

Portion (Office B) of 10th floor of the Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 1 July 2024 and expiring on 30 June 2026 at a monthly rent of HK\$20,000 for office use, with an option to renew in the 3rd and 4th year subject to market rental, exclusive of government rent, rates, management fee and other charges.

11th floor of the Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 15 June 2024 and expiring on 14 June 2026 at a monthly rent of HK\$35,700, exclusive of government

rent, rates,
management
fee and other
outgoings.

Portion (Office
A) of 12th floor
of the Subject
Property is
subject to a
tenancy agree-
ment for a
term of 2 years
commencing
on 1 December
2025 and ex-
piring on 30
November
2027 at a
monthly rent
of HK\$20,000
for office use,
with an option
to renew in the
4th to 6th year
subject to mar-
ket rental, ex-
clusive of gov-
ernment rent,
rates, manage-
ment fee and
utility charges.

Portion (Office
C and D) of
12th floor of
the Subject
Property is
subject to a
tenancy agree-
ment for a
term of 4 years
commencing
on 1 January
2024 and ex-
piring on 31
December
2027 at a
monthly rent
of HK\$23,800
for office use,
exclusive of
government
rent, rates,

management
fee and other
charges.

Portion (Office
A) of 13rd floor
of the Subject
Property is
subject to a
tenancy agree-
ment for a
term of 1 year
commencing
on 15 Septem-
ber 2025 and
expiring on 14
September
2026 at a
monthly rent
of HK\$15,000
for office use,
exclusive of
government
rent, rates,
management
fee and other
charges.

Portion (Office
B) of 13rd floor
of the Subject
Property is
subject to a
tenancy agree-
ment for a
term of 2 years
commencing
on 1 October
2024 and ex-
piring on 30
September
2026 at a
monthly rent
of HK\$20,000
for office use,
inclusive of
government
rent, rates,
management
fee and other
charges.

The 14th floor
of the Subject

Property is
owner-occu-
pied.

The
remaining por-
tion of the
Subject
Property is va-
cant.

Notes:

1. *Get Nice Centre occupies a large L-shaped semi-island site on the southeastern side of Chatham Road North at its junction with Wuhu Street, adjacent to Bulkeley Building on its southwest and Yue Sun Mansion to its southeast, situated amidst a long-established tenement area of Hung Hom, Kowloon within east access onto Cross Harbour Tunnel and MTR Ho Man Tin Station.*
2. *Get Nice Centre is a 15-storey (ground to 14th floors) building designed to have shops, switch room and transformer room on ground floor and office units on floors above.*
3. *The registered owner of the Subject Property is Bowell Limited by an Assignment vide Memorial No. 16092300590027 dated 31 August 2016 for a consideration of HK\$350,000,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant vide Memorial No. UB1464338 dated 26 October 1977*
 - *Management Agreement in favor of Hop On Management Company Limited 'The Manager' vide Memorial No. UB1464339 dated 26 October 1977*
 - *Licence to permit Five categories of Offensive Trades (Remarks: from District Lands Officer, Kowloon West) vide Memorial No. 13082100940273 dated 30 July 2013*
 - *Letter relating to prohibition of Domestic Use of Premises in Contravention of Approved Building Plans see M/N UB1039131 in HHIL 269 s.D & HHIL 269 dated 27 November 1973*
 - *Memorandum (Change of Name of Building) vide Memorial No. 17092100530012 dated 15 September 2017*
5. *The Subject Property is situated within 'Residential (Group A)4' zone in Approved Hung Hom Outline Zoning Plan No. S/K9/30 dated 12 May 2026.*
6. *The building was completed on 25 February 1976 as per Occupation Permit No. K21/76.*
7. *The Subject Property is partly held for owner-occupation and partly held for investment.*
8. *The Subject Property was inspected by Ms. Alison Lai (MRICS, Assistant Estate Surveyor of Valuation & Advisory) on 31 July 2026.*
9. *Bowell 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
6. Flat D on 25th Floor of Tower B, Hollywood Terrace, No. 268 Queen's Road Central, Hong Kong 73/53,628 equal and undivided shares of and in Section A of Inland Lot No. 850 and Inland Lot No. 8732	The Subject Property comprises a residential unit on 25th Floor of Tower B which is one of the two 35-storey residential towers (erected over a podium of 6 levels) of Hollywood Terrace completed in 1999. The saleable area of the Subject Property is 764.24 s.f. or thereabouts (71 s.m. or thereabouts) and the bay window area is 22.6 s.f. or thereabouts (2.1 s.m. or thereabouts) as per information provided by Rating and Valuation Department. The Subject Property is held under a Government Lease for a term of 999 years from 5 February 1877 and Conditions of Grant No. 12131 for a term from 25 February 1991 to 30 June 2047. The annual rent for Section A of IL 850 is \$20 and for IL 8732 is as specified in G.C. (1) of C/G No. 12131.	The Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 1 August 2025 and expiring on 31 July 2027 at a monthly rent of \$20,000 for residential use, inclusive of government rent, rates and management fee.	HK\$14,000,000 (Hong Kong Dollars Fourteen Million Only) (100% interest attributable to the GNH Group: HK\$14,000,000)

Notes:

1. *Hollywood Terrace occupies a large irregular-shaped gently sloping semi-island site on the northern side of Hollywood Road, at its junction with Shing Wong Street, with return frontage onto Queen's Road Central on the lower contour; bounded by 2 flight of steps to its northeast and northwest, directly opposite to The Manhattan on the other side of Queen's Road Central, neighbouring SKH Kei Yan Primary School, abutting Sheung Wan Municipal Services Complex to its further northwest, amidst a heavily inhabited, densely developed mixed users area of Sheung Wan.*
2. *Hollywood Terrace comprises a total of two detached 35-storey (1st to 35th floors) residential towers (Towers A and B) commonly erected over a 6-storey (L1 to L6 floors) podium, planned to have residential entrance lobby on L1 floor; club house on L2 and L3 floors, carport on L4 to L6 floors, shops on L5 and L6 floors, podium garden and amenity area on L6 floor, with the main lift lobby on L6 floor entering from Hollywood Road.*
3. *The registered owner of the Subject Property is Quality Champion Limited by an Assignment vide Memorial No. 08011402300026 dated 24 December 2007 for a consideration of HK\$6,900,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Occupation Permit No. HD41/99 vide Memorial No. 7902514 dated 22 October 1999*
 - *Deed of Mutual Covenant with Plans vide Memorial No. UB7930189 dated 23 November 1999*
 - *Supplemental Deed of Mutual Covenant (Remarks: Supplemental to M/N 7930189) vide Memorial UB7930190 dated 23 November 1999*
 - *Management Agreement in favor of Hong Kong Housing Society 'The Manager' vide Memorial No. UB7930260 dated 23 November 1999*
 - *Certificate of Compliance (Remarks: from Lands Department to Hong Kong Housing Society) vide Memorial No. UB8113354 dated 21 June 2000*
 - *Consent Letter (Remarks: from Dah Sing Bank Limited to Hong Kong Housing Society) vide Memorial No. UB8447312 dated 5 June 2001*
5. *The Subject Property is situated within 'Residential (Group A)1' zone in Approved Sai Ying Pun & Sheung Wan Outline Zoning Plan No. S/H3/34 dated 13 November 2020.*
6. *The development was completed on 22 October 1999 as per Occupation Permit No. HD41/99 vide Memorial No. 7902514 dated 22 October 1999.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Ms. Pansy Hung (Assistance Estate Surveyor of Valuation & Advisory) on 23 July 2026.*
9. *Quality Champion 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
7. Flat A on 25 th Floor and Car Parking Space No. C20 on 2 nd Floor, Island Lodge, No. 180 Java Road, Hong Kong 39/6,532 equal and undivided shares of and in Inland Lot No. 7105	The Subject Property comprises a residential unit on 25th Floor and a car-parking space on 2nd Floor within a 45-storey composite building completed in 2008. The saleable area of the residential unit of the Subject Property is 872 s.f. or thereabouts (81.0 s.m. or thereabouts), excluding the bay window area is 34 s.f. or thereabouts (3.2 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Government Lease for a term of 75 years from 21 May 1954 renewable for 75 years. The annual rent is \$1,640.	As advised by the instructing party, the Subject Property was vacant.	HK\$21,900,000 (Hong Kong Dollars Twenty-one Million Nine Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$21,900,000)

Notes:

1. Island Lodge occupies a nearly square-shaped semi-island site on the southeastern side of Java Road, bounded by Kam Hong Street and Marble Road on its southwest and southeast respectively, neighbouring Ka Wai Building and Wah Lai Mansion on its west and south respectively, directly opposite to Victoria Harbour on the other side of Java Road. It is located in a mixed users' area of North Point, Hong Kong, at its northern periphery.
2. Island Lodge comprises a 45-storey (ground to 49th floors with 4th, 14th, 24th, 34th, and 44th floors, omitted and 26th floor as refuge floor) composite building planned to have shops on ground floor, carparks on 1st and 2nd floors, clubhouse and podium garden on 3rd to 5th floors and domestic floors above, with gated main lift lobby on ground floor entering from Java Road.
3. The registered owner of the Subject Property is Bright Rarity Limited by an Assignment vide Memorial

No. 09042202640233 dated 6 April 2009 for a consideration of HK\$9,475,000.00 and Memorial No. 15071402210070 dated 26 June 2015 for a consideration of HK\$1,000,000.00 respectively.

4. *The Subject Property is subject to the following material encumbrances:*
 - *Occupation Permit (Permit No. HK 34/2008 (OP)) vide Memorial No. 09011302400825 dated 17 December 2008*
 - *Certificate of Compliance (Remarks: from District Lands Office/Hong Kong East, Lands Department) vide Memorial No. 09032402150339 dated 19 March 2009*
 - *Deed of Mutual Covenant and Management Agreement with Plans in favour of Island Lodge (Management) Limited (Manager) vide Memorial No. 09041501880156 dated 2 April 2009*
 - *Notice No. 'UMW/50L132/2304-943/0001' by the Building Authority under S. 30C(3) of the Buildings Ordinance (Remarks: Re Common Part(s) only) vide Memorial No. 24061201330206 dated 24 January 2024*
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 'Commercial / Residential' zone in Approved North Point Outline Zoning Plan No. S/H8/28 dated 19 April 2024.*
7. *The building was completed on 17 December 2008 as per Occupation Permit No. HK34/2008 vide Memorial No. 09011302400825 dated 17 December 2008.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 12 July 2026.*
10. *Bright Rarity Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

			Market Value in Existing State as at 30 June 2026										
Subject Property	Description and Tenure	Particulars of occupancy											
8. House D30 of Stage II, Marina Cove, No. 380 Hiram's Highway, Hebe Haven, Sai Kung, New Territories 1,318/1,000,000 equal and undivided shares of and in Lot No. 526 in D.D. 210 and the Extension thereto	The Subject Property comprises a 3-storey (designed in split- level) semi-detached town house classified as type 2 with private garden, pontoon and garage on ground floor. The garden abuts a waterway at the rear, which forms part of the Marina Cove development which was completed in various stages between 1985 to 1988. The saleable area of the Subject Property is 1,373.49 s.f. or thereabouts (127.6 s.m. or thereabouts) as per information provided by Rating and Valuation Department. The area of the ancillary accommodation is as follows: <table><tr><th>Ancillary Accommodation</th><th>Area (s.m.) approx.</th></tr><tr><td>Bay Window</td><td>4.2</td></tr><tr><td>Flat Roof</td><td>5.0</td></tr><tr><td>Top Roof</td><td>46.6</td></tr><tr><td>Garden</td><td>116.4</td></tr></table> The Subject Property is held under New Grant No. SK6296 for a term of 99 years from 1 July 1898, extended by the New Territories Lease (Extension) Ordinance 1988 until the expiry	Ancillary Accommodation	Area (s.m.) approx.	Bay Window	4.2	Flat Roof	5.0	Top Roof	46.6	Garden	116.4	The Subject Property is subject to a tenancy agreement for a term commencing on 11 April 2025 and expiring on 10 April 2027 at a monthly rent of HK\$50,000 for residential use, inclusive of government rent, rates and management fee.	HK\$29,100,000 (Hong Kong Dollars Twenty-nine Million One Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$29,100,000)
Ancillary Accommodation	Area (s.m.) approx.												
Bay Window	4.2												
Flat Roof	5.0												
Top Roof	46.6												
Garden	116.4												

of 30 June 2047. The
annual rent is \$2,000.

Notes:

1. *Marina Cove development is located along the southern shore of Hebe Haven. It occupies a large parcel of land, being irregular in shape, mostly by reclamation, on the eastern and seaward side of Hiram's Highway with Pak Wai situated on its north, Nam Wai to its south, Ho Chung to its west and within the south-eastern portion of Sai Kung, New Territories.*
2. *Marina Cove was developed in 6 stages with over 400 low-rise semi-detached garden houses and two medium-rise apartment blocks. The Subject Property is situated on the western portion within Stage II of the development having an elevation towards the island berths to its northeast. It comprises one of the 132 houses of Stage II.*
3. *The registered owner of the Subject Property is Super Times International Limited by an Assignment vide Memorial No. 05072101490063 dated 22 June 2005 for a consideration of HK\$12,300,000.00.*
4. *As advised by the Client, the company name of Super Times International Limited has been changed to Super Times Overseas Limited on 15 August 2019.*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant and Management Agreement vide Memorial No. SK110898 dated 8 July 1985*
 - *Certificate of Compliance with Plan vide Memorial No. SK124369 dated 4 February 1988*
6. *The Subject Property is situated within 'Other Specified Uses (Residential cum Marina Development)' zone in Approved Hebe Haven Outline Zoning Plan No. S/SK-HH/8 dated 12 June 2020.*
7. *The Subject Property was completed on 5 January 1988 as per Occupation Permit No. NT15/88.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Himmy Li (MRICS, MHKIS, R.P.S. (GP), Manager of Valuation & Advisory) on 13 July 2026.*
10. *Super Times Overseas Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*

VALUATION REPORT ON SUBJECT PROPERTIES

			Market Value in Existing State as at 30 June 2026										
Subject Property	Description and Tenure	Particulars of occupancy											
9. House D29 of Stage II, Marina Cove, No. 380 Hiram’s Highway, Hebe Haven, Sai Kung, New Territories 1,301/1,000,000 equal and undivided shares of and in Lot No. 526 in D.D. 210 and the Extension thereto	The Subject Property comprises a 3-storey (designed in split- level) semi-detached town house classified as type 2 with private garden, pontoon and garage on ground floor. The garden abuts a waterway at the rear, which forms part of the Marina Cove development which was completed in various stages between 1985 to 1988. The saleable area of the Subject Property is 1,356.26 s.f. or thereabouts (126 s.m. or thereabouts) as per information provided by Rating and Valuation Department. The area of the ancillary accommodation is as follows: <table><tr><td>Ancillary Accommodation</td><td>Area (s.m.) <i>approx.</i></td></tr><tr><td>Bay Window</td><td>4.2</td></tr><tr><td>Flat Roof</td><td>5.0</td></tr><tr><td>Top Roof</td><td>46.6</td></tr><tr><td>Garden</td><td>78.2</td></tr></table> The Subject Property is held under New Grant No. SK6296 for a term of 99 years from 1 July 1898, extended by the New Territories Lease (Extension) Ordinance 1988 until the expiry	Ancillary Accommodation	Area (s.m.) <i>approx.</i>	Bay Window	4.2	Flat Roof	5.0	Top Roof	46.6	Garden	78.2	The Subject Property is subject to a tenancy agreement for a term of 2 years commencing on 10 December 2024 and expiring on 9 December 2026 at a monthly rent of HK\$50,000 for residential use, inclusive of government rent, rates and management fee.	HK\$27,500,000 (Hong Kong Dollars Twenty-seven Million Five Hundred Thousand Only) (100% interest attributable to the GNH Group: HK\$27,500,000)
Ancillary Accommodation	Area (s.m.) <i>approx.</i>												
Bay Window	4.2												
Flat Roof	5.0												
Top Roof	46.6												
Garden	78.2												

of 30 June 2047. The
annual rent is \$2,000.

Notes:

1. *Marina Cove development is located along the southern shore of Hebe Haven. It occupies a large parcel of land, being irregular in shape, mostly by reclamation, on the eastern and seaward side of Hiram's Highway with Pak Wai situated on its north, Nam Wai to its south, Ho Chung to its west and within the south-eastern portion of Sai Kung, New Territories.*
2. *Marina Cove was developed in 6 stages with over 400 low-rise semi-detached garden houses and two medium-rise apartment blocks. The Subject Property is situated on the western portion within Stage II of the development having an elevation towards the island berths to its northeast. It comprises one of the 132 houses of Stage II.*
3. *The registered owner of the Subject Property is Pearl King Holdings Limited by an Assignment vide Memorial No. 05072101490036 dated 22 June 2005 for a consideration of HK\$12,200,000.00.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Deed of Mutual Covenant and Management Agreement vide Memorial No. SK110898 dated 8 July 1985*
 - *Certificate of Compliance with Plan vide Memorial No. SK124369 dated 4 February 1988*
5. *The Subject Property is situated within 'Other Specified Uses (Residential cum Marina Development)' zone in Approved Hebe Haven Outline Zoning Plan No. S/SK-HH/8 dated 12 June 2020.*
6. *The Subject Property was completed on 5 January 1988 as per Occupation Permit No. NT15/88.*
7. *The Subject Property is held for investment.*
8. *The Subject Property was inspected by Mr. Himmy Li (MRICS, MHKIS, R.P.S.(GP), Manager of Valuation & Advisory) on 13 July 2026.*
9. *Pearl King Holdings Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*