

VALUATION REPORT ON SUBJECT PROPERTIES

Group II – Properties located in the United Kingdom

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
27. Winton House, 9-13 (odd) St. Andrew Street and 65 Shoe Lane, London, EC4A 3AF, United Kingdom	The Subject Property comprises a 7-storey (excluding lower ground) office building arranged over low ground, ground and six upper floors and two car spaces at lower ground floor level completed in about 1972. It was refurbished and extended in 2007. The internal floor area of the Subject Property is 16,092 s.f. or thereabouts (or 1,495 s.m. or thereabouts) as per information provided by Plowman Craven.	As at the date of valuation, the Subject Property was let at an annual rent of GBP867,000 from 23 January 2026 to 22 January 2041.	GBP19,600,000 (Great Britain Pound Nineteen Million and Six Hundred Thousand Only) (i.e. HKD203,500,000 (rounded)) (100% interest attributable to the GNH Group: GBP19,600,000 (i.e. HKD203,500,000 (rounded)))
	The Subject Property is a freehold interest.		

Notes:

- Nos. 9-13 St. Andrew Street occupies a triangular corner site with a site area of about 0.07 acres (0.03 hectares) with frontages onto both Shoe Lane and St Andrew Street. The Subject Property is situated adjacent to St. Andrew's Church, Holborn immediately to the north and opposite to the Fleet Building which forms Goldman Sachs International.*
- Nos. 9-13 St. Andrew Street is located in Holborn within the Midtown district of Central London. The area is characterized by a mix of commercial together with some residential buildings and is centred around Holborn Circus.*
- The registered owner of the Subject Property is Access Mission Limited under title number NGL517395 dated 13 September 2017 for a consideration of GBP21,000,000.*
- The title register NGL517395 and the plan attached thereto confirm that the Subject Property is held freehold.*

5. *There are no major encumbrances registered against the Subject Property.*
6. *Under a Notice of Assignment and pursuant to title number NGL888627, the lease was assigned to ROSENBLATT LIMITED (company number 09986118) and ROSENBLATT GROUP PLC (company number 11189598) of Nos. 9-13 St. Andrew Street, London, EC4A 3AF.*
7. *We have not made any enquiries of the Local Planning Authority of City of London as to the planning policies in the Holborn areas. However, for the purpose of this valuation report we have carried out the desktop planning search for the City of London areas. As revealed from the search, the Subject Property is within City Plan 2036 and identified within London View Management Framework to control and limit the development of high buildings which affect the views of certain protected architectures. Meanwhile, it is not located within a Conservation Area and is not listed.*

We understand that currently the City of London is preparing the 'Local Plan Review: Draft City Plan 2036' and this Draft City Plan is still in the consultation stage. However, from the Draft City Plan we can see that there is an increasing demand for office space in the City of London areas.

8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Michael Lee (MRICS, MHKIS(GP), R.P.S.(GP), Managing Director) on 30 July 2026.*
10. *Access Mission Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*
11. *Exchange rate adopted as at 30 June 2026: GBP1 = HKD10.383 (Source: Hong Kong Monetary Authority).*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
28. Apartments B1401 to B1409, 8 Carnation Way, London, SW8 5JE, United Kingdom	The Subject Property comprises 9 apartment units on level 14 within a 36-storey residential building named 'Building N9' of Thames City completed in about 2022. The total net internal area of the Subject Property is 8,971 s.f. or thereabouts (or 833.43 s.m. or thereabouts). The Subject Property is a freehold interest.	As advised by the instructing party, all nine apartment units of the Subject Property are let to various third parties at a total monthly rent of GBP44,763.33 for residential use under various terms with the latest expiry date of the tenancy on 26 September 2026.	GBP13,418,000 (Great Britain Pound Thirteen Million Four Hundred and Eighteen Thousand Only) (i.e. HKD139,300,000 (rounded)) (100% interest attributable to the GNH Group: GBP13,418,000 (i.e. HKD139,300,000 (rounded)))

Notes:

1. Thames City development occupies a large irregular site in SW8 in the southwest of London. The site was transformed from old industrial sites beside the south bank of the River Thames with US Embassy on its west, River Thames on its north, One Nine Elms on its east and Gladwin Tower on its south. It is surrounded by prestigious residential and commercial buildings including Riverside Court, St. George Wharf, One Embassy Gardens, Legacy, The Modern, etc. with the newly completed mixed used development Battersea Power Station, on its further west.
2. Thames City development is planned to comprise 13 buildings (Building Nos. 1-3, 3A and 4-11) built in two phases. Building No. 9 belongs to Phase 1 of the Thames City development and sits beside Building No. 8 in the southeast of the whole development site. Building No. 9 comprises 36 numbers in floors, with amenities and car park on lower ground floor, amenities and retail shops on ground floor, amenities on podium floor and residential units on floors above. It is planned to provide a total of 224 apartments from 1 to 4 bedrooms with unit area ranging from 56 s.m. to 231.42 s.m.

3. *Net internal area and accommodation of the apartment units which are depicted from sales brochure are stated as follows:*

<u>Unit</u>	<u>Net Internal Area (s.m.)</u>	<u>Number of Bedroom</u>
1401	128.10	3
1402	66.24	1
1403	95.58	2
1404	97.97	2
1405	56.06	1
1406	97.80	2
1407	97.08	2
1408	66.46	1
1409	128.14	3
Total:	833.43	

4. *The registered owner of the Subject Properties is Paramount Star Enterprises Limited under title numbers TGL603890, TGL603888, TGL603889, TGL603887, TGL603886, TGL603885, TGL603884, TGL603882 and TGL603881 dated 19 June 2023.*
5. *The title register TGL603890, TGL603888, TGL603889, TGL603887, TGL603886, TGL603885, TGL603884, TGL603882 and TGL603881 confirm that the Subject Properties are held leasehold.*
6. *Paramount Star Enterprises Limited as the Buyer under an Agreement for Lease purchased for 9 Apartments for a term of 999 years less 10 days from and including 1st January 2020.*
7. *There are no major encumbrances registered against the Subject Property.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Michael Lee (MRICS, MHKIS(GP), R.P.S.(GP), Managing Director) on 30 July 2026.*
10. *Paramount Star Enterprises Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*
11. *Exchange rate adopted as at 30 June 2026: GBP1 = HKD10.383 (Source: Hong Kong Monetary Authority).*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
29. Apartments B0501 to B0509, 8 Carnation Way, London, SW8 5JD, United Kingdom	The Subject Property comprises 9 apartment units on level 5 within a 36-storey residential building named 'Building N9' of Thames City completed in about 2022. The total net internal area of the Subject Property is 8,759.7 s.f. or thereabouts (or 813.8 s.m. or thereabouts). The Subject Property is a freehold interest.	As advised by the instructing party, all nine apartment units of the Subject Property are let to various third parties at a total monthly rent of GBP42,140.00 for residential use under various terms with the latest expiry date of the tenancy on 31 March 2028.	GBP13,057,000 (Great Britain Pound Thirteen Million Fifty-Seven Thousand Only) (i.e. HKD135,600,000 (rounded)) (100% interest attributable to the GNH Group: GBP13,057,000 (i.e. HKD135,600,000 (rounded)))

Notes:

1. *Thames City development occupies a large irregular site in SW8 in the southwest of London. The site was transformed from old industrial sites beside the south bank of the River Thames with US Embassy on its west, River Thames on its north, One Nine Elms on its east and Gladwin Tower on its south. It is surrounded by prestigious residential and commercial buildings including Riverside Court, St. George Wharf, One Embassy Gardens, Legacy, The Modern, etc. with the newly completed mixed used development Battersea Power Station, on its further west.*
2. *Thames City development is planned to comprise 13 buildings (Building Nos. 1-3, 3A and 4-11) built in two phases. Building No. 9 belongs to Phase 1 of the Thames City development and sits beside Building No. 8 in the southeast of the whole development site. Building No. 9 comprises 36 numbers in floors, with amenities and car park on lower ground floor, amenities and retail shops on ground floor, amenities on podium floor and residential units on floors above. It is planned to provide a total of 224 apartments from 1 to 4 bedrooms with unit area ranging from 56 s.m. to 231.42 s.m.*

3. *Net internal area and accommodation of the apartment units which are depicted from sales brochure are stated as follows:*

<u>Unit</u>	<u>Net Internal Area</u> <u>(s.m.)</u>	<u>Number of Bed-</u> <u>room</u>
0501	123.22	3
0502	65.63	1
0503	93.14	2
0504	95.74	2
0505	56.00	1
0506	95.89	2
0507	94.56	2
0508	65.74	1
0509	123.88	3
Total:	813.80	

4. *The registered owner of the Subject Properties is Prosper Track Enterprises Limited under title numbers TGL597431, TGL597432, TGL597433, TGL597434, TGL597435, TGL597436, TGL597438, TGL597439 and TGL597441 dated 14 February 2023.*
5. *The title registers TGL597431, TGL597432, TGL597433, TGL597434, TGL597435, TGL597436, TGL597438, TGL597439 and TGL597441 confirm that the Subject Properties are held leasehold.*
6. *Prosper Track Enterprises Limited as the Buyer under an Agreement for Lease purchased for 9 Apartments for a term of 999 years less 10 days from and including 1st January 2020.*
7. *There are no major encumbrances registered against the Subject Property.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Michael Lee (MRICS, MHKIS(GP), R.P.S.(GP), Managing Director) on 30 July 2026.*
10. *Prosper Track Enterprises Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*
11. *Exchange rate adopted as at 30 June 2026: GBP1 = HKD10.383 (Source: Hong Kong Monetary Authority).*

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
30. Apartments 2302 to 2307, River Park Tower, 1 Nine Elms Lane, London, SW8 5HE, United Kingdom	The Subject Property comprises 6 apartment units on level 23 within a 57-storey residential building named 'River Park Tower' of One Nine Elms development completed in the third quarter of 2024. The total net internal area of the Subject Property is 4,573 s.f. or thereabouts (or 424.9 s.m. or thereabouts). The Subject Property is a freehold interest.	As advised by the instructing party, except unit 2304 is vacant, all other apartment units of the Subject Property are let to various third parties at a total monthly rent of GBP23,453.67 for residential use under various terms with the latest expiry date of the tenancy on 7 October 2027.	GBP7,309,000 (Great Britain Pound Seven Million Three Hundred and Nine Thousand Only) (i.e. HKD75,900,000 (rounded)) (100% interest attributable to the GNH Group: GBP7,309,000 (i.e. HKD75,900,000 (rounded)))

Notes:

1. Situated on 1 Nine Elms Lane at the edge of Wandsworth Borough boundary, the site of One Nine Elms is triangular in shape and is in the intersection of Nine Elms Lane to the north and Wandsworth Road to the South which connects to the arterial gyratory at Vauxhall. The surrounding area includes U.S. Embassy and Battersea Power Station as well as Embassy Gardens by Ballymore at northwest and Bellway's The Residence development at its southeast.
2. One Nine Elms sits on the south side of the River Thames in southwest London within close proximity to the areas of Battersea, Wandsworth and Vauxhall, with Chelsea and Pimlico directly opposite the site on the northern side of the river.
3. One Nine Elms development comprises two residential towers, namely Market Towers - River Park Tower and Park Hyatt London River Thames (also known as City Tower and River Tower) which provide an aggregate of 494 residential units and a 203-bedroom luxury 5-star hotel. River Park Tower by which the Subject Property lies comprises 57 floors in total with amenities on floors 1, 31 and 50, parking and cycle space on basement, penthouse and sub-penthouses on floors 51 to 55, an observation deck on the top floor and apartment units on other floors above ground. It is planned to provide a total of 334 apartment units from 1 to 4 bedrooms with unit area ranging from 56 s.m. to 231.42 s.m.

4. Net internal area and accommodation of the apartment units which are depicted from sales brochure are stated as follows:

<u>Unit</u>	<u>Net Internal Area</u> (s.m.)	<u>Number of</u> <u>Bedroom</u>
2302	96.0	2
2303	65.1	1
2304	61.7	1
2305	67.3	1
2306	77.0	2
2307	57.8	1
Total:	424.9	

5. The registered owner of the Subject Properties is Centre One Limited under title numbers TGL623600, TGL623602, TGL623604, TGL623605, TGL623598 and TGL623606 dated 16 September 2024.
6. The title registers TGL623600, TGL623602, TGL623604, TGL623605, TGL623598 and TGL623606 confirm that the Subject Properties are held leasehold.
7. Centre One Limited as the Buyer under 6 Apartment Sale Agreements purchased for 6 Apartments for a term of 999 years commencing on 10 May 2024.
8. There are no major encumbrances registered against the Subject Property.
9. Full planning permission (Ref: 2012/0380) was granted in October 2012 for the demolition of existing buildings and structures to erect two new buildings of 58 storeys and 43 storeys respectively to include floor space of up to 77,548 s.m. of residential (up to 491 units); 721 s.m. of retail (classes A1-A4); 11,617 s.m. of hotel (class C1) together with a high level viewing space provision of private and public open spaces.
10. The Subject Property is held for investment.
11. The Subject Property was inspected by Mr. Michael Lee (MRICS, MHKIS(GP), R.P.S.(GP), Managing Director) on 30 July 2026.
12. Centre One Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.
13. Exchange rate adopted as at 30 June 2026: GBP1 = HKD10.383 (Source: Hong Kong Monetary Authority).

VALUATION REPORT ON SUBJECT PROPERTIES

Subject Property	Description and Tenure	Particulars of occupancy	Market Value in Existing State as at 30 June 2026
31. Apartments 902 to 906 and 909, River Park Tower, 1 Nine Elms Lane, London, SW8 5HD, United Kingdom	The Subject Property comprises 6 apartment units on level 9 within a 57-storey residential building named 'River Park Tower' of One Nine Elms development completed in the third quarter of 2024. The total net internal area of the Subject Property is 4,911 s.f. or thereabouts (or 456.3 s.m. or thereabouts). The Subject Property is a freehold interest.	As advised by the instructing party, all six apartment units of the Subject Property are let to various third parties at a total monthly rent of GBP27,306.66 for residential use under various terms with the latest expiry date of the tenancy on 13 January 2027.	GBP7,087,000 (Great Britain Pound Seven Million Eighty-Seven Thousand Only) (i.e. HKD73,600,000 (rounded)) (100% interest attributable to the GNH Group: GBP7,087,000 (i.e. HKD73,600,000 (rounded)))

Notes:

- Situated on 1 Nine Elms Lane at the edge of Wandsworth Borough boundary, the site of One Nine Elms is triangular in shape and is in the intersection of Nine Elms Lane to the north and Wandsworth Road to the South which connects to the arterial gyratory at Vauxhall. The surrounding area includes U.S. Embassy and Battersea Power Station as well as Embassy Gardens by Ballymore at northwest and Bellway's The Residence development at its southeast.*
- One Nine Elms sits on the south side of the River Thames in southwest London within close proximity to the areas of Battersea, Wandsworth and Vauxhall, with Chelsea and Pimlico directly opposite the site on the northern side of the river.*
- One Nine Elms development comprises two residential towers, namely Market Towers - River Park Tower and Park Hyatt London River Thames (also known as City Tower and River Tower) which provide an aggregate of 494 residential units and a 203-bedroom luxury 5-star hotel. River Park Tower by which the Subject Property lies comprises 57 floors in total with amenities on floors 1, 31 and 50, parking and cycle space on basement, penthouse and sub-penthouses on floors 51 to 55, an observation deck on the top floor and apartment units on other floors above ground. It is planned to provide a total of 334 apartment units from 1 to 4 bedrooms with unit area ranging from 56 s.m. to 231.42 s.m.*
- Net internal area and accommodation of the apartment units which are depicted from sales brochure are stated as follows:*

<u>Unit</u>	<u>Net Internal Area (s.m.)</u>	<u>Number of Bedroom</u>
902	96.0	2
903	65.1	1
904	61.7	1
905	67.3	1
906	77.0	2
909	89.2	2
Total:	456.3	

5. The registered owner of the Subject Properties is City Treasure Group Limited under title numbers TGL623684, TGL623685, TGL623686, TGL623687, TGL623688 and TGL623689 dated 17 September 2024.
6. The title registers TGL623684, TGL623685, TGL623686, TGL623687, TGL623688 and TGL623689 confirm that the Subject Properties are held leasehold.
7. City Treasure Group Limited as the Buyer under 6 Agreements for Lease purchased for 6 Apartments for a term of 999 years commencing on 10 May 2024.
8. There are no major encumbrances registered against the Subject Property.
9. Full planning permission (Ref: 2012/0380) was granted in October 2012 for the demolition of existing buildings and structures to erect two new buildings of 58 storeys and 43 storeys respectively to include floor space of up to 77,548 s.m. of residential (up to 491 units); 721 s.m. of retail (classes A1-A4); 11,617 s.m. of hotel (class C1) together with a high level viewing space provision of private and public open spaces.
10. The Subject Property is held for investment.
11. The Subject Property was inspected by Mr. Michael Lee (MRICS, MHKIS(GP), R.P.S.(GP), Managing Director) on 30 July 2026.
12. City Treasure Group Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.
13. Exchange rate adopted as at 30 June 2026: GBP1 = HKD10.383 (Source: Hong Kong Monetary Authority).

VALUATION REPORT ON SUBJECT PROPERTIES

Group III – Properties under construction located in Hong Kong

Subject Property	Description and Tenure	Particulars of Occupancy	Market Value in Existing State as at 30 June 2026 HK\$
32. Flat C on 11th Floor, The MVP, Hong Kong 48/9,500 equal and undivided shares of and in The Remaining Portion of Section H of Inland Lot No. 605, The Remaining Portion of Section I of Inland Lot No. 605, The Remaining Portion of Section J of Inland Lot No. 605 and The Remaining Portion of Inland Lot No. 605	The Subject Property comprises 1 of the 6 domestic units on subject floor of a 21-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 517 s.f. or thereabouts (48.018 s.m. or thereabouts), including balcony – 22 s.f. or thereabouts (2 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Government Lease of 995 years from 25 June 1863. The annual rent is \$0.5 for IL 605 S.H, \$0.47 for IL605 S.I and \$2 for IL 605 S.J.	The Subject Property is under construction.	HK\$11,579,800 (Hong Kong Dollars Eleven Million Five Seventy-nine Hundred Thousand Eight Hundred Only) (100% interest attributable to the GNH Group: HK\$11,579,800)

Notes:

1. *'The MVP' occupies an irregular--shaped site on the south-western side of Bonham Road, neighbouring All Fit Garden at its south-east and Parkway Court at its north-west, directly opposite to Golden Lodge on the other side of Bonham Road. It is located within the prestigious private residential area of western mid-levels, Hong Kong.*
2. *A 21-storey (6th to 30th floors with 13th, 14th and 24th floors omitted) residential building, erected over a 5-level podium (ground to 5th floors with 4th floor omitted), planned to have main lift lobby on ground floor, carparks on 2nd and 3rd floor and domestic flats on floors above.*
3. *The registered owner of the Subject Property is Up Wealth Limited by various Assignments. For details, please refer to the land search record.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Debenture and Mortgage dated 27 August 2020 in favour of Bank of China (Hong Kong) Limited vide Memorial No. 20092202300055 for all moneys (PT.). (Remarks: re IL 605 s.H R.P., s.I R.P., s.J R.P. and R.P.)*
 - *Agreement for Sale and Purchase with Plan dated 2 October 2025 in favour of Get Affluence Limited vide Memorial No. 25101702040010 for a consideration of HK\$11,579,800.00*
5. *The Subject Property is situated within 'Residential (Group A)' zone in Approved Mid-Levels West Outline Zoning Plan No. S/H11/15 dated 19 March 2010.*
6. *Estimated date of completion is scheduled on 30 September 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
7. *Provisional address of subject development is 28 Bonham Road, as depicted in developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *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\$
33. Flat C on 12th Floor, The MVP, Hong Kong 48/9,500 equal and undivided shares of and in The Remaining Portion of Section H of Inland Lot No. 605, The Remaining Portion of Section I of Inland Lot No. 605, The Remaining Portion of Section J of Inland Lot No. 605 and The Remaining Portion of Inland Lot No. 605	The Subject Property comprises 1 of the 6 domestic units on subject floor of a 21- storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 517 s.f. or thereabouts (48.018 s.m. or thereabouts), including balcony – 22 s.f. or thereabouts (2 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Government Lease of 995 years from 25 June 1863. The annual rent is \$0.5 for IL 605 S.H, \$0.47 for IL605 S.I and \$2 for IL 605 S.J.	The Subject Property is under construction.	HK\$11,786,600 (Hong Kong Dollars Eleven Million Seven Hundred Eighty-six Thousand Six Hundred Only) (100% interest attributable to the GNH Group: HK\$11,786,600)

Notes:

1. *'The MVP' occupies an irregular--shaped site on the south-western side of Bonham Road, neighbouring All Fit Garden at its south-east and Parkway Court at its north-west, directly opposite to Golden Lodge on the other side of Bonham Road. It is located within the prestigious private residential area of western mid-levels, Hong Kong.*
2. *A 21--storey (6th to 30th floors with 13th, 14th and 24th floors omitted) residential building, erected over a 5-level podium (ground to 5th floors with 4th floor omitted), planned to have main lift lobby on ground floor; carparks on 2nd and 3rd floor and domestic flats on floors above.*
3. *The registered owner of the Subject Property is Up Wealth Limited by various Assignments. For details, please refer to the land search record.*
4. *The Subject Property is subject to the following material encumbrances:*
 - *Debenture and Mortgage dated 27 August 2020 in favour of Bank of China (Hong Kong) Limited vide Memorial No. 20092202300055 for all moneys (PT). (Remarks: re IL 605 s.H R.P., s.I R.P., s.J R.P. and R.P.)*
 - *Agreement for Sale and Purchase with Plan dated 2 October 2025 in favour of Get Affluence Limited vide Memorial No. 25101502210019 for a consideration of HK\$11,786,600.00*
5. *The Subject Property is situated within 'Residential (Group A)' zone in Approved Mid-Levels West Outline Zoning Plan No. S/H11/15 dated 19 March 2010.*
6. *Estimated date of completion is scheduled on 30 September 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
7. *Provisional address of subject development is 28 Bonham Road, as depicted in developer's brochure.*
11. *The Subject Property is held for investment.*
12. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
13. *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\$
34. Unit G (Botania Residence) on 11th Floor, Deep Water Pavilia II, The Southside, No. 11 Heung Yip Road, Wong Chuk Hang, Hong Kong 467/4,774,444 equal and undivided shares of and in Aberdeen Inland Lot No. 467	The Subject Property comprises 1 of the 12 domestic units on subject floor of a 35-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 502 s.f. or thereabouts (46.605 s.m. or thereabouts), including balcony – 31 s.f. or thereabouts (2.842 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Conditions of Exchange No. 20304 for a term of 50 years from 12 June 2017. The annual rent for the lot is as specified in G. C. No. (1) of C/E No. 20304.	The Subject Property is under construction.	HK\$10,793,000 (Hong Kong Dollars Ten Million Seven Hundred Ninety-three Thousand Only) (100% interest attributable to the GNH Group: HK\$10,793,000)

Notes:

1. 'The Southside' occupies a large irregular-shaped gently sloping island site on the southern side of Heung Yip Road, bounded by Police School Road and Nam Long Shan Road at its east and west respectively, neighbouring Police College (Aberdeen) JPO Married Quarters, Singapore International School and Little Sisters of the Poor St. Mary's Home for the Aged at its east, south and west respectively, with the established industrial area of Wong Chuk Hang located to its north, in a newly developed residential area of Aberdeen, Hong Kong.
2. 'Deep Water Pavilia II' belongs to Phase 5B of 'The Southside' development.

3. *A 34-storey (5th to 42nd floors with 13th, 14th, 24th and 34th floors omitted) residential tower erected over a 2-level podium (3rd and podium floors) which is designed to have carpark on 3rd and main lift lobby, recreational facilities and landscape area on podium floor.*
4. *The registered owner of the Subject Property is MTR Corporation Limited. (Remarks: Conditions of Exchange No. 20304 of Aberdeen Inland Lot No. 467)*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Building Covenant Extension Letter dated 21 October 2020 vide Memorial No. 20113001010307. (Remarks: from Railway Development Section, Lands Department)*
 - *Principal Deed of Mutual Covenant and Management Agreement dated 13 December 2022 in favour of MTR Corporation Limited (Manager) vide Memorial No. 22122801700021*
 - *Agreement for Sale and Purchase with Plan dated 18 September 2025 in favour of Get Nice International Limited vide Memorial No. 25100801360020 for a consideration of HK\$10,793,000.00*
6. *The Subject Property is situated within 'Comprehensive Development Area' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
7. *Estimated date of completion is scheduled on 30 November 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *Get Nice International 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\$
35. Unit G (Botania Residence) on 18th Floor, Deep Water Pavilia II, The Southside, No. 11 Heung Yip Road, Wong Chuk Hang, Hong Kong 467/4,774,444 equal and undivided shares of and in Aberdeen Inland Lot No. 467	The Subject Property comprises 1 of the 12 domestic units on subject floor of a 35-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 502 s.f. or thereabouts (46.605 s.m. or thereabouts), including balcony – 31 s.f. or thereabouts (2.842 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Conditions of Exchange No. 20304 for a term of 50 years from 12 June 2017. The annual rent for the lot is as specified in G. C. No. (1) of C/E No. 20304.	The Subject Property is under construction.	HK\$11,066,000 (Hong Kong Dollars Eleven Million Sixty-Six Thousand Only) (100% interest attributable to the GNH Group: HK\$11,066,000)

Notes:

- 'The Southside' occupies a large irregular-shaped gently sloping island site on the southern side of Heung Yip Road, bounded by Police School Road and Nam Long Shan Road at its east and west respectively, neighbouring Police College (Aberdeen) JPO Married Quarters, Singapore International School and Little Sisters of the Poor St. Mary's Home for the Aged at its east, south and west respectively, with the established industrial area of Wong Chuk Hang located to its north, in a newly developed residential area of Aberdeen, Hong Kong.*
- 'Deep Water Pavilia II' belongs to Phase 5B of 'The Southside' development.*

3. *A 34-storey (5th to 42nd floors with 13th, 14th, 24th and 34th floors omitted) residential tower erected over a 2-level podium (3rd and podium floors) which is designed to have carpark on 3rd and main lift lobby, recreational facilities and landscape area on podium floor.*
4. *The registered owner of the Subject Property is MTR Corporation Limited. (Remarks: Conditions of Exchange No. 20304 of Aberdeen Inland Lot No. 467)*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Building Covenant Extension Letter dated 21 October 2020 vide Memorial No. 20113001010307. (Remarks: from Railway Development Section, Lands Department)*
 - *Principal Deed of Mutual Covenant and Management Agreement dated 13 December 2022 in favour of MTR Corporation Limited (Manager) vide Memorial No. 22122801700021*
 - *Agreement for Sale and Purchase with Plan dated 18 September 2025 in favour of Get Nice International Limited vide Memorial No. 25100801360020 for a consideration of HK\$11,066,000*
6. *The Subject Property is situated within 'Comprehensive Development Area' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
7. *Estimated date of completion is scheduled on 30 November 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *Get Nice International 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\$
36. Unit G (Botania Residence) on 19th Floor, Deep Water Pavilia II, The Southside, No. 11 Heung Yip Road, Wong Chuk Hang, Hong Kong 467/4,774,444 equal and undivided shares of and in Aberdeen Inland Lot No. 467	The Subject Property comprises 1 of the 12 domestic units on subject floor of a 35-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 502 s.f. or thereabouts (46.605 s.m. or thereabouts), including balcony – 31 s.f. or thereabouts (2.842 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Conditions of Exchange No. 20304 for a term of 50 years from 12 June 2017. The annual rent for the lot is as specified in G. C. No. (1) of C/E No. 20304.	The Subject Property is under construction.	HK\$11,121,000 (Hong Kong Dollars Eleven Million One Hundred Twenty-One Thousand Only) (100% interest attributable to the GNH Group: HK\$11,121,000)

Notes:

1. 'The Southside' occupies a large irregular-shaped gently sloping island site on the southern side of Heung Yip Road, bounded by Police School Road and Nam Long Shan Road at its east and west respectively, neighbouring Police College (Aberdeen) JPO Married Quarters, Singapore International School and Little Sisters of the Poor St. Mary's Home for the Aged at its east, south and west respectively, with the established industrial area of Wong Chuk Hang located to its north, in a newly developed residential area of Aberdeen, Hong Kong.
2. 'Deep Water Pavilia II' belongs to Phase 5B of 'The Southside' development.

3. *A 34-storey (5th to 42nd floors with 13th, 14th, 24th and 34th floors omitted) residential tower erected over a 2-level podium (3rd and podium floors) which is designed to have carpark on 3rd and main lift lobby, recreational facilities and landscape area on podium floor.*
4. *The registered owner of the Subject Property is MTR Corporation Limited. (Remarks: Conditions of Exchange No. 20304 of Aberdeen Inland Lot No. 467)*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Building Covenant Extension Letter dated 21 October 2020 vide Memorial No. 20113001010307. (Remarks: from Railway Development Section, Lands Department)*
 - *Principal Deed of Mutual Covenant and Management Agreement dated 13 December 2022 in favour of MTR Corporation Limited (Manager) vide Memorial No. 22122801700021*
 - *Agreement for Sale and Purchase with Plan dated 18 September 2025 in favour of Get Nice International Limited vide Memorial No. 25100601300432 for a consideration of HK\$11,121,000*
6. *The Subject Property is situated within 'Comprehensive Development Area' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
7. *Estimated date of completion is scheduled on 30 November 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *Get Nice International 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\$
37. Unit F (Botania Residence) on 20th Floor, Deep Water Pavilia II, The Southside, No. 11 Heung Yip Road, Wong Chuk Hang, Hong Kong 470/4,774,444 equal and undivided shares of and in Aberdeen Inland Lot No. 467	The Subject Property comprises 1 of the 12 domestic units on subject floor of a 35-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 505 s.f. or thereabouts (46.949 s.m. or thereabouts), including balcony – 30 s.f. or thereabouts (2.808 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Conditions of Exchange No. 20304 for a term of 50 years from 12 June 2017. The annual rent for the lot is as specified in G. C. No. (1) of C/E No. 20304.	The Subject Property is under construction.	HK\$11,411,000 (Hong Kong Dollars Eleven Million Four Hundred Eleven Thousand Only) (100% interest attributable to the GNH Group: HK\$11,411,000)

Notes:

1. 'The Southside' occupies a large irregular-shaped gently sloping island site on the southern side of Heung Yip Road, bounded by Police School Road and Nam Long Shan Road at its east and west respectively, neighbouring Police College (Aberdeen) JPO Married Quarters, Singapore International School and Little Sisters of the Poor St. Mary's Home for the Aged at its east, south and west respectively, with the established industrial area of Wong Chuk Hang located to its north, in a newly developed residential area of Aberdeen, Hong Kong.
2. 'Deep Water Pavilia II' belongs to Phase 5B of 'The Southside' development.

3. *A 34-storey (5th to 42nd floors with 13th, 14th, 24th and 34th floors omitted) residential tower erected over a 2-level podium (3rd and podium floors) which is designed to have carpark on 3rd and main lift lobby, recreational facilities and landscape area on podium floor.*
4. *The registered owner of the Subject Property is MTR Corporation Limited. (Remarks: Conditions of Exchange No. 20304 of Aberdeen Inland Lot No. 467)*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Building Covenant Extension Letter dated 21 October 2020 vide Memorial No. 20113001010307. (Remarks: from Railway Development Section, Lands Department)*
 - *Principal Deed of Mutual Covenant and Management Agreement dated 13 December 2022 in favour of MTR Corporation Limited (Manager) vide Memorial No. 22122801700021*
 - *Agreement for Sale and Purchase with Plan dated 18 September 2025 in favour of Get Nice International Limited vide Memorial No. 25100601300440 for a consideration of HK\$11,411,000*
6. *The Subject Property is situated within 'Comprehensive Development Area' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
7. *Estimated date of completion is scheduled on 30 November 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *Get Nice International 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\$
38. Unit F (Botania Residence) on 21st Floor, Deep Water Pavilia II, The Southside, No. 11 Heung Yip Road, Wong Chuk Hang, Hong Kong 470/4,774,444 equal and undivided shares of and in Aberdeen Inland Lot No. 467	The Subject Property comprises 1 of the 12 domestic units on subject floor of a 35-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 505 s.f. or thereabouts (46.949 s.m. or thereabouts), including balcony – 30 s.f. or thereabouts (2.808 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure.	The Subject Property is under construction.	HK\$11,468,000 (Hong Kong Dollars Eleven Million Four Hundred Sixty-eight Thousand Only) (100% interest attributable to the GNH Group: HK\$11,468,000)
	The Subject Property is held under a Conditions of Exchange No. 20304 for a term of 50 years from 12 June 2017. The annual rent for the lot is as specified in G. C. No. (1) of C/E No. 20304.		

Notes:

1. 'The Southside' occupies a large irregular-shaped gently sloping island site on the southern side of Heung Yip Road, bounded by Police School Road and Nam Long Shan Road at its east and west respectively, neighbouring Police College (Aberdeen) JPO Married Quarters, Singapore International School and Little Sisters of the Poor St. Mary's Home for the Aged at its east, south and west respectively, with the established industrial area of Wong Chuk Hang located to its north, in a newly developed residential area of Aberdeen, Hong Kong.
2. 'Deep Water Pavilia II' belongs to Phase 5B of 'The Southside' development.

3. *A 34-storey (5th to 42nd floors with 13th, 14th, 24th and 34th floors omitted) residential tower erected over a 2-level podium (3rd and podium floors) which is designed to have carpark on 3rd and main lift lobby, recreational facilities and landscape area on podium floor.*
4. *The registered owner of the Subject Property is MTR Corporation Limited. (Remarks: Conditions of Exchange No. 20304 of Aberdeen Inland Lot No. 467)*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Building Covenant Extension Letter dated 21 October 2020 vide Memorial No. 20113001010307. (Remarks: from Railway Development Section, Lands Department)*
 - *Principal Deed of Mutual Covenant and Management Agreement dated 13 December 2022 in favour of MTR Corporation Limited (Manager) vide Memorial No. 22122801700021*
 - *Agreement for Sale and Purchase with Plan dated 18 September 2025 in favour of Get Nice International Limited vide Memorial No. 25100801220051 for a consideration of HK\$11,468,000*
6. *The Subject Property is situated within 'Comprehensive Development Area' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
7. *Estimated date of completion is scheduled on 30 November 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *Get Nice International 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\$
39. Unit G (Botania Residence) on 6th Floor, Deep Water Pavilia II, The Southside, No. 11 Heung Yip Road, Wong Chuk Hang, Hong Kong 467/4,774,444 equal and undivided shares of and in Aberdeen Inland Lot No. 467	The Subject Property comprises 1 of the 12 domestic units on subject floor of a 35-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 502 s.f. or thereabouts (46.605 s.m. or thereabouts), including balcony – 31 s.f. or thereabouts (2.842 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Conditions of Exchange No. 20304 for a term of 50 years from 12 June 2017. The annual rent for the lot is as specified in G. C. No. (1) of C/E No. 20304.	The Subject Property is under construction.	HK\$10,465,000 (Hong Kong Dollars Ten Million Four Hundred Sixty-five Thousand Only) (100% interest attributable to the GNH Group: HK\$10,465,000)

Notes:

1. 'The Southside' occupies a large irregular-shaped gently sloping island site on the southern side of Heung Yip Road, bounded by Police School Road and Nam Long Shan Road at its east and west respectively, neighbouring Police College (Aberdeen) JPO Married Quarters, Singapore International School and Little Sisters of the Poor St. Mary's Home for the Aged at its east, south and west respectively, with the established industrial area of Wong Chuk Hang located to its north, in a newly developed residential area of Aberdeen, Hong Kong.
2. 'Deep Water Pavilia II' belongs to Phase 5B of 'The Southside' development.

3. *A 34-storey (5th to 42nd floors with 13th, 14th, 24th and 34th floors omitted) residential tower erected over a 2-level podium (3rd and podium floors) which is designed to have carpark on 3rd and main lift lobby, recreational facilities and landscape area on podium floor.*
4. *The registered owner of the Subject Property is MTR Corporation Limited. (Remarks: Conditions of Exchange No. 20304 of Aberdeen Inland Lot No. 467)*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Building Covenant Extension Letter dated 21 October 2020 vide Memorial No. 20113001010307. (Remarks: from Railway Development Section, Lands Department)*
 - *Principal Deed of Mutual Covenant and Management Agreement dated 13 December 2022 in favour of MTR Corporation Limited (Manager) vide Memorial No. 22122801700021*
 - *Agreement for Sale and Purchase with Plan dated 18 September 2025 in favour of Get Nice (Silver Base) Wines Limited vide Memorial No. 25100802020016 for a consideration of HK\$10,465,000*
6. *The Subject Property is situated within 'Comprehensive Development Area' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
7. *Estimated date of completion is scheduled on 30 November 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *Get Nice (Silver Base) 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\$
40. Unit G (Botania Residence) on 7th Floor, Deep Water Pavilia II, The Southside, No. 11 Heung Yip Road, Wong Chuk Hang, Hong Kong 467/4,774,444 equal and undivided shares of and in Aberdeen Inland Lot No. 467	The Subject Property comprises 1 of the 12 domestic units on subject floor of a 35-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 502 s.f. or thereabouts (46.605 s.m. or thereabouts), including balcony – 31 s.f. or thereabouts (2.842 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Conditions of Exchange No. 20304 for a term of 50 years from 12 June 2017. The annual rent for the lot is as specified in G. C. No. (1) of C/E No. 20304.	The Subject Property is under construction.	HK\$10,548,000 (Hong Kong Dollars Ten Million Five Hundred Forty-eight Thousand Only) (100% interest attributable to the GNH Group: HK\$10,548,000)

Notes:

1. 'The Southside' occupies a large irregular-shaped gently sloping island site on the southern side of Heung Yip Road, bounded by Police School Road and Nam Long Shan Road at its east and west respectively, neighbouring Police College (Aberdeen) JPO Married Quarters, Singapore International School and Little Sisters of the Poor St. Mary's Home for the Aged at its east, south and west respectively, with the established industrial area of Wong Chuk Hang located to its north, in a newly developed residential area of Aberdeen, Hong Kong.
2. 'Deep Water Pavilia II' belongs to Phase 5B of 'The Southside' development.

3. *A 34-storey (5th to 42nd floors with 13th, 14th, 24th and 34th floors omitted) residential tower erected over a 2-level podium (3rd and podium floors) which is designed to have carpark on 3rd and main lift lobby, recreational facilities and landscape area on podium floor.*
4. *The registered owner of the Subject Property is MTR Corporation Limited. (Remarks: Conditions of Exchange No. 20304 of Aberdeen Inland Lot No. 467)*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Building Covenant Extension Letter dated 21 October 2020 vide Memorial No. 20113001010307. (Remarks: from Railway Development Section, Lands Department)*
 - *Principal Deed of Mutual Covenant and Management Agreement dated 13 December 2022 in favour of MTR Corporation Limited (Manager) vide Memorial No. 22122801700021*
 - *Agreement for Sale and Purchase with Plan dated 18 September 2025 in favour of Get Nice (Silver Base) Wines Limited vide Memorial No. 25100802020024 for a consideration of HK\$10,548,000*
6. *The Subject Property is situated within 'Comprehensive Development Area' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
7. *Estimated date of completion is scheduled on 30 November 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *Get Nice (Silver Base) 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\$
41. Unit G (Botania Residence) on 8th Floor, Deep Water Pavilia II, The Southside, No. 11 Heung Yip Road, Wong Chuk Hang, Hong Kong 467/4,774,444 equal and undivided shares of and in Aberdeen Inland Lot No. 467	The Subject Property comprises 1 of the 12 domestic units on subject floor of a 35-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 502 s.f. or thereabouts (46.605 s.m. or thereabouts), including balcony – 31 s.f. or thereabouts (2.842 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Conditions of Exchange No. 20304 for a term of 50 years from 12 June 2017. The annual rent for the lot is as specified in G. C. No. (1) of C/E No. 20304.	The Subject Property is under construction.	HK\$10,633,000 (Hong Kong Dollars Ten Million Six Hundred Thirty-three Thousand Only) (100% interest attributable to the GNH Group: HK\$10,633,000)

Notes:

1. 'The Southside' occupies a large irregular-shaped gently sloping island site on the southern side of Heung Yip Road, bounded by Police School Road and Nam Long Shan Road at its east and west respectively, neighbouring Police College (Aberdeen) JPO Married Quarters, Singapore International School and Little Sisters of the Poor St. Mary's Home for the Aged at its east, south and west respectively, with the established industrial area of Wong Chuk Hang located to its north, in a newly developed residential area of Aberdeen, Hong Kong.
2. 'Deep Water Pavilia II' belongs to Phase 5B of 'The Southside' development.

3. *A 34-storey (5th to 42nd floors with 13th, 14th, 24th and 34th floors omitted) residential tower erected over a 2-level podium (3rd and podium floors) which is designed to have carpark on 3rd and main lift lobby, recreational facilities and landscape area on podium floor.*
4. *The registered owner of the Subject Property is MTR Corporation Limited. (Remarks: Conditions of Exchange No. 20304 of Aberdeen Inland Lot No. 467)*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Building Covenant Extension Letter dated 21 October 2020 vide Memorial No. 20113001010307. (Remarks: from Railway Development Section, Lands Department)*
 - *Principal Deed of Mutual Covenant and Management Agreement dated 13 December 2022 in favour of MTR Corporation Limited (Manager) vide Memorial No. 22122801700021*
 - *Agreement for Sale and Purchase with Plan dated 18 September 2025 in favour of Get Nice (Silver Base) Wines Limited vide Memorial No. 25100802020030 for a consideration of HK\$10,633,000*
6. *The Subject Property is situated within 'Comprehensive Development Area' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
7. *Estimated date of completion is scheduled on 30 November 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *Get Nice (Silver Base) 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\$
42. Unit G (Botania Residence) on 9th Floor, Deep Water Pavilia II, The Southside, No. 11 Heung Yip Road, Wong Chuk Hang, Hong Kong 467/4,774,444 equal and undivided shares of and in Aberdeen Inland Lot No. 467	The Subject Property comprises 1 of the 12 domestic units on subject floor of a 35-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 502 s.f. or thereabouts (46.605 s.m. or thereabouts), including balcony – 31 s.f. or thereabouts (2.842 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Conditions of Exchange No. 20304 for a term of 50 years from 12 June 2017. The annual rent for the lot is as specified in G. C. No. (1) of C/E No. 20304.	The Subject Property is under construction.	HK\$10,686,000 (Hong Kong Dollars Ten Million Six Hundred Eighty-six Thousand Only) (100% interest attributable to the GNH Group: HK\$10,686,000)

Notes:

1. 'The Southside' occupies a large irregular-shaped gently sloping island site on the southern side of Heung Yip Road, bounded by Police School Road and Nam Long Shan Road at its east and west respectively, neighbouring Police College (Aberdeen) JPO Married Quarters, Singapore International School and Little Sisters of the Poor St. Mary's Home for the Aged at its east, south and west respectively, with the established industrial area of Wong Chuk Hang located to its north, in a newly developed residential area of Aberdeen, Hong Kong.
2. 'Deep Water Pavilia II' belongs to Phase 5B of 'The Southside' development.

3. *A 34-storey (5th to 42nd floors with 13th, 14th, 24th and 34th floors omitted) residential tower erected over a 2-level podium (3rd and podium floors) which is designed to have carpark on 3rd and main lift lobby, recreational facilities and landscape area on podium floor.*
4. *The registered owner of the Subject Property is MTR Corporation Limited. (Remarks: Conditions of Exchange No. 20304 of Aberdeen Inland Lot No. 467)*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Building Covenant Extension Letter dated 21 October 2020 vide Memorial No. 20113001010307. (Remarks: from Railway Development Section, Lands Department)*
 - *Principal Deed of Mutual Covenant and Management Agreement dated 13 December 2022 in favour of MTR Corporation Limited (Manager) vide Memorial No. 22122801700021*
 - *Agreement for Sale and Purchase with Plan dated 18 September 2025 in favour of Get Nice (Silver Base) Wines Limited vide Memorial No. 25100902230027 for a consideration of HK\$10,686,000*
6. *The Subject Property is situated within 'Comprehensive Development Area' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
7. *Estimated date of completion is scheduled on 30 November 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *Get Nice (Silver Base) 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\$
43. Unit G (Botania Residence) on 10th Floor, Deep Water Pavilia II, The Southside, No. 11 Heung Yip Road, Wong Chuk Hang, Hong Kong 467/4,774,444 equal and undivided shares of and in Aberdeen Inland Lot No. 467	The Subject Property comprises 1 of the 12 domestic units on subject floor of a 35-storey residential building scheduled to complete in 2026. The total saleable area of the Subject Property is 502 s.f. or thereabouts (46.605 s.m. or thereabouts), including balcony – 31 s.f. or thereabouts (2.842 s.m. or thereabouts) and utility platform – 16 s.f. or thereabouts (1.5 s.m. or thereabouts), as depicted in developer's brochure. The Subject Property is held under a Conditions of Exchange No. 20304 for a term of 50 years from 12 June 2017. The annual rent for the lot is as specified in G. C. No. (1) of C/E No. 20304.	The Subject Property is under construction.	HK\$10,740,000 (Hong Kong Dollars Ten Million Seven Hundred Forty Thousand Only) (100% interest attributable to the GNH Group: HK\$10,740,000)

Notes:

1. 'The Southside' occupies a large irregular-shaped gently sloping island site on the southern side of Heung Yip Road, bounded by Police School Road and Nam Long Shan Road at its east and west respectively, neighbouring Police College (Aberdeen) JPO Married Quarters, Singapore International School and Little Sisters of the Poor St. Mary's Home for the Aged at its east, south and west respectively, with the established industrial area of Wong Chuk Hang located to its north, in a newly developed residential area of Aberdeen, Hong Kong.
2. 'Deep Water Pavilia II' belongs to Phase 5B of 'The Southside' development.

3. *A 34-storey (5th to 42nd floors with 13th, 14th, 24th and 34th floors omitted) residential tower erected over a 2-level podium (3rd and podium floors) which is designed to have carpark on 3rd and main lift lobby, recreational facilities and landscape area on podium floor.*
4. *The registered owner of the Subject Property is MTR Corporation Limited. (Remarks: Conditions of Exchange No. 20304 of Aberdeen Inland Lot No. 467)*
5. *The Subject Property is subject to the following material encumbrances:*
 - *Building Covenant Extension Letter dated 21 October 2020 vide Memorial No. 20113001010307. (Remarks: from Railway Development Section, Lands Department)*
 - *Principal Deed of Mutual Covenant and Management Agreement dated 13 December 2022 in favour of MTR Corporation Limited (Manager) vide Memorial No. 22122801700021*
 - *Agreement for Sale and Purchase with Plan dated 18 September 2025 in favour of Get Nice (Silver Base) Wines Limited vide Memorial No. 25100902230033 for a consideration of HK\$10,740,000*
6. *The Subject Property is situated within 'Comprehensive Development Area' zone in Draft Aberdeen & Ap Lei Chau Outline Zoning Plan No. S/H15/34 dated 24 July 2026.*
7. *Estimated date of completion is scheduled on 30 November 2026, as depicted in developer's brochure. We have assumed that occupation permit is forthcoming and the property will be finished to the specifications given in the developer's brochure.*
8. *The Subject Property is held for investment.*
9. *The Subject Property was inspected by Mr. Ken Fong (Associate Director of Valuation & Advisory) on 10 July 2026.*
10. *Get Nice (Silver Base) Wines Limited is an indirect wholly-owned subsidiary of Get Nice Holdings.*