
THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in doubt as to any aspect of this Circular or as to the action to be taken, you should consult your licensed securities dealer or registered institution in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your units in Spring Real Estate Investment Trust, you should at once hand this Circular and the accompanying form of proxy to the purchaser or transferee or to the bank, a licensed securities dealer or registered institution in securities or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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This Circular is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for any securities of Spring Real Estate Investment Trust.

SpringREIT

Spring Real Estate Investment Trust

春泉產業信託

*(A Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance
(Chapter 571 of the Laws of Hong Kong))*

(Stock code: 01426)

Managed by

Spring Asset Management Limited

- (1) ISSUANCE OF SUBJECT 2024 MANAGER FEE UNITS**
- (2) APPLICATION FOR WHITEWASH WAIVER; AND**
- (3) NOTICE OF EXTRAORDINARY GENERAL MEETING**

Financial Adviser to the Manager

TRINITY

Trinity Corporate Finance Limited

Independent Financial Adviser to the Independent Unitholders and the Trustee

ALTUS CAPITAL LIMITED

Capitalised terms used on this cover shall have the same meanings as those defined in this Circular, unless the context requires otherwise. A letter from the Board is set out on pages 10 to 29 of this Circular. A letter from the Independent Financial Adviser, containing its advice to the Independent Unitholders and the Trustee, is set out on pages 30 to 43 of this Circular.

The notice convening the EGM to be held at 4:00 p.m. on Friday, 9 August 2024 at Room 2401-2 One Admiralty Centre, 18 Harcourt Road, Hong Kong is set out on pages 239 and 241 of this Circular. A form of proxy for use by Unitholders is enclosed with this Circular. Please complete and return the form of proxy to the Unit Registrar of Spring REIT, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong in accordance with the instructions printed thereon as soon as possible and in any event not less than 48 hours before the time appointed for holding the EGM or any adjournment thereof.

In case Typhoon Signal No. 8 or above is hoisted, or a Black Rainstorm Warning Signal or “extreme conditions caused by a super typhoon” announced by the Government of Hong Kong is/are in force in Hong Kong at or at any time after 2:00 p.m. on the date of the EGM, the EGM will be adjourned. The Manager will post an announcement on the website of Spring REIT (www.springreit.com) and the designated website of the Stock Exchange (www.hkexnews.hk) to notify Unitholders of the date, time and place of the adjourned EGM.

23 July 2024

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CORPORATE INFORMATION

Spring REIT	Spring Real Estate Investment Trust (春泉產業信託), a collective investment scheme constituted as a unit trust and authorised under section 104 of the SFO subject to applicable conditions from time to time
Manager	Spring Asset Management Limited (acting in its capacity as manager for and on behalf of Spring REIT, unless otherwise specified) Room 2602, 26/F, LHT Tower 31 Queen's Road Central Central, Hong Kong
Directors of the Manager	<i>Non-executive Directors:</i> Mr. Toshihiro Toyoshima (<i>Chairman</i>) Mr. Hideya Ishino <i>Executive Directors:</i> Mr. Leung Kwok Hoe, Kevin (<i>Chief Executive Officer</i>) Mr. Chung Wai Fai, Michael (<i>Chief Financial Officer</i>) <i>Independent Non-executive Directors:</i> Mr. Simon Murray Mr. Qiu Liping Mr. Lam Yiu Kin Ms. Tong Shumeng
Trustee	DB Trustees (Hong Kong) Limited (in its capacity as the trustee of Spring REIT) 60/F, International Commerce Centre 1 Austin Road West Kowloon Hong Kong
Unit Registrar and Transfer Office	Tricor Investor Services Limited 17/F Far East Finance Centre 16 Harcourt Road Hong Kong
Legal Adviser to the Manager as to Hong Kong law	Baker & McKenzie 14/F Floor, One Taikoo Place 979 King's Road Quarry Bay Hong Kong

CORPORATE INFORMATION

**Financial Adviser to the
Manager**

Trinity Corporate Finance Limited
Unit 102B, 1/F, Building 5W,
Hong Kong Science Park,
New Territories,
Hong Kong

**Independent Financial Adviser
to the Independent
Unitholders and the Trustee**

Altus Capital Limited
21 Wing Wo Street
Central
Hong Kong

DEFINITIONS

In this Circular, the following expressions shall have the following meanings unless the context requires otherwise:

“2023 Manager Fee Units”	the Manager Fee Units issued by Spring REIT to the Manager to settle 80% of the Base Fee payable to the Manager for the year ended 31 December 2023
“2024 Manager Fee Units”	the Manager Fee Units expected to be issued by Spring REIT to the Manager to settle 80% of the Base Fee payable to the Manager for the year ending 31 December 2024, to be issued in four tranches. The first tranche of Manager Fee Units to settle 80% of the Base Fee payable for the period from 1 January 2024 to 31 March 2024 was issued on 30 April 2024, and for reference purposes and based on the Manager Fee Units paid for prior financial years, it is currently expected that the other three tranches of Manager Fee Units will be issued in or around August 2024, October 2024 and March 2025 following the end of the respective financial quarter
“2024 Election”	has the meaning ascribed to this term in section II headed “Part Payment of Manager’s Fees by way of Units” of this Circular
“2Q24 Fees Issue Date”	has the meaning ascribed to this term in section III headed “EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT” of this Circular
“3Q24 Fees Issue Date”	has the meaning ascribed to this term in section III headed “EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT” of this Circular
“4Q24 Fees Issue Date”	has the meaning ascribed to this term in section III headed “EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT” of this Circular
“Announcement”	the announcement of Spring REIT dated 22 July 2024 in relation to the issuance of the Subject 2024 Manager Fee Units, as well as the Whitewash Waiver application concerning the same
“associate”	has the meaning ascribed to the term in the Listing Rules
“Base Fee”	the base fee of 0.4% per annum of the amount of Deposited Property payable to the Manager in accordance with Clause 11.1.1 of the Trust Deed
“Board”	the board of Directors

DEFINITIONS

“Business Day”	a day (excluding Saturdays, Sundays and public holidays and a day on which typhoon signal no. 8 or a black rainstorm warning is or remains hoisted, between 9:00 a.m. and 5:00 p.m. and is not lowered or discontinued at or before 5:00 p.m.) on which the Stock Exchange is generally open for transaction of business and banks are generally open for business in Hong Kong
“CCP Property”	the real estate property located at No. 79 and No. 81, Jianguo Road, Chaoyang District, Beijing, the PRC and which comprises all of the office floors of Office Tower 1, China Central Place, Beijing, the PRC (including Levels 4 to 28, and the equipment and emergency shelter floor on Level 16, which contains no lettable space) and Office Tower 2, China Central Place, Beijing, the PRC (including Levels 4 to 32, and the equipment and emergency shelter floor on Level 20, which contains no lettable space) and a total of approximately 600 carpark spaces located in the underground levels of the two office buildings, which is wholly-owned by Spring REIT
“Deposited Property”	all of the assets of Spring REIT
“Directors”	the directors of the Manager
“DPU”	distribution per Unit
“EGM”	the extraordinary general meeting of Unitholders convened by and referred to in the EGM Notice
“EGM Notice”	the notice included in this Circular in respect of the EGM to consider and, if thought fit, approve the Whitewash Waiver and the issuance of the Subject 2024 Manager Fee Units
“EGM Resolutions”	the resolutions to be proposed at the EGM for the approval of the Independent Unitholders, as set out in the EGM Notice
“Executive”	the Executive Director of the Corporate Finance Division of the SFC or any of its delegates
“Existing Properties”	the properties currently held by Spring REIT, being (a) the CCP Property; (b) 84 commercial properties in the United Kingdom; and (c) a 68% interest in Huamao Place
“Financial Adviser”	Trinity Corporate Finance Limited, a corporation licensed to carry out Type 6 (advising on corporate finance) regulated activity under the SFO, the financial adviser appointed to advise the Manager on the issuance of Subject 2024 Manager Fee Units and the Whitewash Waiver

DEFINITIONS

“Group”	Spring REIT and its subsidiaries
“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong
“Hong Kong”	the Hong Kong Special Administrative Region of the PRC
“Huamao Place”	the property known as Huamao Place (華貿天地) located at No 9, First Wenchang Road, Huicheng District, Huizhou, Guangdong Province, the PRC
“Huamao Property”	Huamao Property Holdings Ltd., an exempted limited liability company registered under the laws of the Cayman Islands and a substantial Unitholder of Spring REIT
“Illustrative Tranche Units”	has the meaning ascribed to this term in section III headed “EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT” of this Circular
“Independent Financial Adviser”	Altus Capital Limited, a corporation licensed to carry out Type 4 (advising on securities), Type 6 (advising on corporate finance) and Type 9 (asset management) regulated activities under the SFO, being the independent financial adviser appointed to advise the Independent Unitholders and the Trustee on the issuance of the Subject 2024 Manager Fee Units and Whitewash Waiver
“Independent Property Valuer”	Knight Frank Petty Limited, being the principal valuer of Spring REIT
“Independent Unitholder(s)”	Unitholder(s) other than (i) the Manager (in its personal capacity); (ii) the other members of the Manager Presumed Concert Group; and (iii) any other Unitholder(s) who are involved in, or interested in, the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver
“INED(s)”	independent non-executive Director(s)
“INED Remuneration Units”	the Units issued to the INEDs from time to time pursuant to a remuneration arrangement of the Manager, details of which are disclosed in the announcement of Spring REIT dated 24 October 2014
“Issue Date”	any one of the following dates: the 2Q24 Fees Issue Date, the 3Q24 Fees Issue Date or the 4Q24 Fees Issue Date
“Last Trading Day”	19 July 2024, being the last trading day of the Units on the Stock Exchange prior to the publication of the Announcement

DEFINITIONS

“Latest Practicable Date”	19 July 2024, being the latest practicable date prior to the printing of this Circular for ascertaining certain information contained herein
“Listing Rules”	The Rules Governing the Listing of Securities on the Stock Exchange
“Manager”	Spring Asset Management Limited (acting in its capacity as the manager for and on behalf of Spring REIT), a company incorporated under the laws of Hong Kong
“Manager Concert Group”	as at the Latest Practicable Date, comprises the Manager, RCA Fund, Artemis and the six Directors named in the table under section III headed “EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT” of this Circular
“Manager Presumed Concert Group”	the Manager and parties acting in concert (both presumed and as a matter of fact) with it under the Takeovers Code, including Huamao Property (who is presumed to be acting in concert with the Manager under Class (1) of the definition of “ <i>acting in concert</i> ” under the Takeovers Code)
“Manager’s Fees”	collectively, the Base Fee and the Variable Fee
“Manager Fee Units”	the Units issued by Spring REIT to the Manager in satisfaction of all or part of the Manager’s Fees from time to time
“Market Price”	the price determined by the Manager as being the average closing price of the Units in ten (10) trading days immediately preceding the date on which the relevant Units are issued to the Manager
“Maximum Subject 2024 Manager Fee Units”	6,469,200 Units, being Illustrative Tranche Units plus a buffer of 20% to the Illustrative Tranche Units to cater for changes in property and capital market conditions
“Mercuria Holdings”	Mercuria Holdings Co., Ltd., an investment holding company listed on the Tokyo Stock Exchange (Stock code: 7347)
“NAV”	net asset value
“PRC”	The People’s Republic of China but excluding, for the purposes of this Circular, Hong Kong, Taiwan and Macau
“Register of Unitholders”	the register of Unitholders of Spring REIT
“REIT”	Real Estate Investment Trust

DEFINITIONS

“REIT Code”	The Code on Real Estate Investment Trusts published by the SFC, as amended, supplemented or otherwise modified from time to time
“Relevant Period”	the period commencing 6 months preceding the date of the Announcement up to and including the Latest Practicable Date
“RMB”	Renminbi, the official currency of the PRC
“SFC”	the Securities and Futures Commission of Hong Kong
“SFO”	the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong), as amended, supplemented or otherwise modified from time to time
“Spring REIT”	Spring Real Estate Investment Trust, a collective investment scheme constituted as a unit trust and authorised under section 104 of the Securities and Futures Ordinance (Chapter 571 of the Laws of Hong Kong) subject to applicable conditions from time to time
“Stock Exchange”	The Stock Exchange of Hong Kong Limited
“Subject 2024 Manager Fee Tranche”	the quarterly tranche of the 2024 Manager Fee Units that, if issued to the Manager, would trigger an obligation on the part of the Manager to make a mandatory general offer unless the Whitewash Waiver is granted by the Executive. Based on the illustration in section III headed “EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT” of this Circular, such tranche pertains to the 2024 Manager Fee Units issued in respect of the fees payable to the Manager for the second quarter of 2024, on the 2Q24 Fees Issue Date in August 2024
“Subject 2024 Manager Fee Units”	the Manager Fee Units to be issued in the Subject 2024 Manager Fee Tranche, which shall not exceed the Maximum Subject 2024 Manager Fee Units
“subsidiary”	has the meaning ascribed to the term in the REIT Code
“Takeovers Code”	the Code on Takeovers and Mergers issued by the SFC, as amended, supplemented or otherwise modified from time to time

DEFINITIONS

“Trust Deed”	the deed of trust constituting Spring REIT dated 14 November 2013 and entered into between the Trustee and the Manager, as amended, supplemented and/or otherwise modified for the time being
“Trustee”	DB Trustees (Hong Kong) Limited, in its capacity as trustee of Spring REIT
“Unit”	one undivided unit in Spring REIT
“Unit Price”	the price of Units as quoted on the Stock Exchange
“Unit Registrar”	Tricor Investor Services Limited, in its capacity as the unit registrar of Spring REIT
“Unitholder(s)”	the holder(s) of the Units
“Variable Fee”	the variable fee of 3.0% per annum of net property income (before deduction therefrom of the Base Fee and the Variable Fee) payable to the Manager in accordance with Clause 11.1.2 of the Trust Deed
“Valuation Report”	the valuation report in respect of the Existing Properties prepared by the Independent Property Valuer, which is set out in Appendix 2 to this Circular
“Whitewash Waiver”	the whitewash waiver to be granted by the Executive under Note 1 on dispensations from Rule 26 of the Takeovers Code of the obligation on the part of the Manager to make a general offer for all issued Units and other securities of Spring REIT (if any) not already owned or agreed to be acquired by the Manager Concert Group as a result of the Manager’s receipt of the Subject 2024 Manager Fee Units (being those 2024 Manager Fee Units that, if issued to the Manager at any given Issue Date, would cause the aggregate unitholding of the Manager Concert Group to first exceed 30%)
“%”	per cent

Words importing the singular shall, where applicable, include the plural and vice versa and words importing the masculine gender shall, where applicable, include the feminine and neuter genders. References to persons shall include corporations.

DEFINITIONS

Any reference to a time of day in this Circular shall be a reference to Hong Kong time unless otherwise stated.

Any discrepancies in the tables, graphs and charts between the listed amounts and totals thereof are due to rounding.

If there is any inconsistency between the English version of this Circular and its Chinese translation, the English version of this Circular shall prevail.

For the purpose of this Circular, unless otherwise indicated: conversion of RMB into HK\$ is calculated at the approximate exchange rate of HK\$1.00 to RMB0.9133, which represents the central parity rate as at the date of the Announcement as announced by the People's Bank of China, unless otherwise specified herein. The exchange rates are for illustrative purposes only and do not constitute representation that any amounts have been, could have been, or may be exchanged at the rates or any other rate at all.



Spring Real Estate Investment Trust
春泉產業信託

*(A Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance
(Chapter 571 of the Laws of Hong Kong))*
(Stock code: 01426)

Managed by

Spring Asset Management Limited

Directors of the Manager:

Non-executive Directors:

Mr. Toshihiro Toyoshima (*Chairman*)
Mr. Hideya Ishino

Executive Directors:

Mr. Leung Kwok Hoe, Kevin (*Chief Executive Officer*)
Mr. Chung Wai Fai, Michael (*Chief Financial Officer*)

Independent Non-executive Directors:

Mr. Simon Murray
Mr. Qiu Liping
Mr. Lam Yiu Kin
Ms. Tong Shumeng

Registered Office of the Manager:

Room 2602, 26/F, LHT Tower
31 Queen's Road Central
Central, Hong Kong

23 July 2024

To the Independent Unitholders

Dear Sir or Madam,

**(1) ISSUANCE OF SUBJECT 2024 MANAGER FEE UNITS
(2) APPLICATION FOR WHITEWASH WAIVER; AND
(3) NOTICE OF EXTRAORDINARY GENERAL MEETING**

I. INTRODUCTION

Reference is made to the Announcement.

LETTER FROM THE BOARD

The purpose of this Circular is to: (i) provide you with information concerning the issuance of the Subject 2024 Manager Fee Units, as well as the Whitewash Waiver application concerning the same, which the Manager will make to the Executive, both of which are subject to the passing of the EGM Resolutions to be proposed at the EGM; and (ii) serve the EGM Notice.

II. PART PAYMENT OF MANAGER'S FEES BY WAY OF UNITS

Background

Under the Trust Deed, the Manager (in its personal capacity) is entitled to receive Manager's Fees for its services, which include a Base Fee of 0.4% per annum of the amount of the Deposited Property and a Variable Fee of 3.0% per annum of net property income (before certain deductions), in the form of Units and/or cash. The Manager's Fees are payable by Spring REIT quarterly in arrears.

Pursuant to the Trust Deed, the Manager is entitled to make an election for the payment of the Base Fee and the Variable Fee entirely in the form of cash, entirely in the form of Units or partly in cash and partly in Units annually by notice in writing to the Trustee and announcement to the Unitholders. Such elections, which are irrevocable, must be made on or before 15 January of each year and such election for the financial year ending 31 December 2024 has already been made on 13 December 2023.

In accordance with the Trust Deed, the number of Manager Fee Units to be issued to settle the Manager's Fee is determined by dividing the relevant amount of the Manager's Fees to be settled in the form of Units by the Market Price, subject to certain conditions. One condition is if any thresholds for triggering a mandatory offer under the Takeovers Code will be reached as a result, then payment of that excess part of the Manager's Fee shall be paid in the form of cash instead of Units.

Past issuances of Manager Fee Units

For every year since the listing of Spring REIT in 2013, other than from 2013 to 2014 and from 2017 to 2019, the Manager elected for the Base Fee to be paid in the form of cash (as to 20%) and in the form of Units (as to 80%) and the Variable Fee to be paid entirely in the form of cash. From 2013 to 2014, the Manager elected to receive 80% of its Base Fee and Variable Fee in the form of Units and 20% of its Base Fee and Variable Fee in the form of cash. From 2017 to 2019, the Manager elected to receive all of its Base Fee in the form of Units and all of its Variable Fee in the form of cash.

2024 Manager Fee Units

On 13 December 2023, the Manager announced its election to continue receiving 80% of the Base Fee for the year ending 31 December 2024 in the form of Units and receiving the remaining 20% of the Base Fee and its entire Variable Fee in the form of cash (the "2024 Election").

LETTER FROM THE BOARD

The first tranche of the 2024 Manager Fee Units, comprising 5,579,416 Units, were issued on 30 April 2024 as payment for 80% of the Base Fee payable for the period from 1 January 2024 to 31 March 2024. Based on the Manager Fee Units issued for prior financial years, the rest of the 2024 Manager Fee Units are expected to be issued in three further tranches in August 2024, October 2024 and March 2025 following the end of the preceding financial quarter.

As at the Latest Practicable Date, (i) the Manager Presumed Concert Group was collectively interested in 791,884,729 Units, representing approximately 54.61% of the total number of issued Units; and (ii) the Manager Concert Group (which includes members of the Manager Presumed Concert Group other than Huamao Property and parties acting in concert with Huamao Property) was collectively interested in 431,696,309 Units, representing approximately 29.77% of the total number of issued Units. It is anticipated that the issuance of one of the further tranches of the 2024 Manager Fee Units (being the Subject 2024 Manager Fee Tranche) will result in a mandatory offer threshold under Rule 26 of the Takeovers Code being reached by the Manager Concert Group, which as noted above, will require the excess part of the Subject 2024 Manager Fee Tranche to be paid in the form of cash instead of Manager Fee Units pursuant to the Trust Deed. For details of the Takeovers Code mandatory offer threshold being reached, please see section IV headed “REGULATORY IMPLICATIONS — Takeovers Code and application for Whitewash Waiver”. For illustrative purposes, based on the information and assumptions set out in the table headed “(i) Scenario 1 — Illustrative Tranche Units” in section III headed “EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT” of this Circular, the Subject 2024 Manager Fee Tranche pertains to the 2024 Manager Fee Units to be issued in respect of the fees payable to the Manager for the second quarter of 2024, on the 2Q24 Fees Issue Date in August 2024. However, **Unitholders should note that the number of 2024 Manager Fee Units to be issued at each Issue Date and the date on which the mandatory offer threshold under the Takeovers Code will be reached would depend on, among other things, the value of the Deposited Property, the Market Price and the HK\$:RMB exchange rate applicable at the relevant time, and therefore, may be different from the figures and the dates set out in this Circular. Accordingly, there is no guarantee that the mandatory offer threshold under the Takeovers Code will be reached by the Manager Concert Group immediately following the issuance of the 2024 Manager Fee Units on 2Q24 Fees Issue Date. If such threshold is not reached on the 2Q24 Fees Issue Date (or on the 3Q24 Fees Issue Date), the Whitewash Waiver will apply to the subsequent issuance of the 2024 Manager Fee Units on the next Issue Date, and the Manager will publish an announcement to update Unitholders of: (i) the latest unitholdings of the Manager Concert Group and the Manager Presumed Concert Group; and (ii) the illustrative effect of the issuance of the Subject 2024 Manager Fee Units on the unitholding structure of Spring REIT.**

The Manager considers that continuing such longstanding policy of receiving a majority part of the Manager’s Fee in the form of Units, namely 80% of the Base Fee, is in the interests of Spring REIT’s unitholders, as the cash savings will increase the distributions paid to Unitholders, and accordingly, proposes to seek Unitholders’ approval for the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver by way of the EGM Resolutions.

LETTER FROM THE BOARD

If the EGM Resolutions are passed and the Whitewash Waiver is granted, Spring REIT will issue the Subject 2024 Manager Fee Units (subject to the Maximum Subject 2024 Manager Fee Units) to settle the 80% of the Base Fee payable for the relevant period, and the obligation on the part of the Manager to make a general offer for all issued Units and other securities of Spring REIT (if any) not already owned or agreed to be acquired by the Manager Concert Group as a result of the receipt of the Subject 2024 Manager Fee Units will be waived. The Subject 2024 Manager Fee Units will entitle their holder(s) to all distributions of Spring REIT that are declared and paid on or after the relevant Issue Date.

Where the number of Units issued under the Subject 2024 Manager Fee Units Tranche would exceed the Maximum Subject 2024 Manager Fee Units (being 6,469,200 Units, as determined by applying a buffer of 20% to the Illustrative Tranche Units which the Manager believes is necessary to cater for changes in property and capital market conditions), the excess Units will not be issued and the amount of Base Fee corresponding to these excess Units will instead be settled in cash. As shown in the table headed “(ii) Scenario 2 — Maximum Unitholding of Manager Concert Group and Manager Presumed Concert Group” in section III headed “EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT” below and based on the assumptions set out therein, the maximum aggregate unitholding of the Manager Presumed Concert Group and the Manager Concert Group in Spring REIT immediately following such issuance will be 54.96% and 30.31%, respectively. Such maximum unitholding would be the same if the abovementioned 30% threshold under the Takeovers Code was only crossed on the 4Q24 Fees Issue Date.

For the avoidance of doubt, if the EGM Resolutions are passed, the Subject 2024 Manager Fee Units will be issued pursuant to the specific approval granted by Independent Unitholders thereunder pursuant to Clause 7.1.7 of the Trust Deed rather than the 2024 Election pursuant to Clause 11.1.1 of the Trust Deed. Subsequent tranches of Manager Fee Units after issuance of the Subject 2024 Manager Fee Units will continue to be subject to the 2024 Election (in the case of 2024 Manager Fee Units) and the applicable Takeovers Code mandatory offer threshold post Whitewash Waiver being complied with, being the 2% creeper provisions under the Takeovers Code. For details please see section IV headed “REGULATORY IMPLICATIONS — Takeovers Code and application for Whitewash Waiver” of this Circular.

If the EGM Resolutions are not passed or the Whitewash Waiver is not granted by the Executive, Spring REIT will not issue the Subject 2024 Manager Fee Units, and in accordance with Clause 11.1.1.4 of the Trust Deed, future payments of the Manager’s Fee will be settled in cash where any thresholds for triggering a mandatory offer under the Takeovers Code are reached.

III. EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT

(i) Scenario 1 — Illustrative Tranche Units

For illustrative purposes only, adopting: (i) the value of the Deposited Property as at 31 December 2023 as reflected in Spring REIT’s annual results announced on 21 March 2024; (ii) the HK\$:RMB exchange rate of 1:0.9133 (being the central parity rate as announced by the People’s Bank of China) applicable as at the date of the Announcement; and (iii) a Market Price of HK\$1.909 (being

LETTER FROM THE BOARD

average closing price of the Units in ten (10) trading days immediately preceding the date of the Announcement), and assuming that these variables remain unchanged at each Issue Date, the number of 2024 Manager Fee Units to be issued per tranche will be approximately 5,391,000 Units (“**Illustrative Tranche Units**”).

The following table sets forth the illustrative unitholding structure of Spring REIT: (a) as at the Latest Practicable Date; and (b) as at each Issue Date assuming the Illustrative Tranche Units will be issued and there is no other change in the unitholding structure of Spring REIT between each Issue Date. Based on this illustration, the Subject 2024 Manager Fee Units will be issued on the 2Q24 Fees Issue Date.

	(a) As at the date of this announcement		(b) Upon issuance of 2024 Manager Fee Units for 2Q24 Manager’s Fees (“2Q24 Fees Issue Date”) in August 2024		(b) Upon issuance of 2024 Manager Fee Units for 3Q24 Manager’s Fees (“3Q24 Fees Issue Date”) in October 2024		(b) Upon issuance of 2024 Manager Fee Units for 4Q24 Manager’s Fees (“4Q24 Fees Issue Date”) in March 2025	
	Units	%	Units	%	Units	%	Units	%
Manager Concert Group								
Spring Asset Management Limited ⁽¹⁾	64,825,150	4.47	70,216,150	4.82	75,607,150	5.18	80,998,150	5.52
RCA Fund 01, L.P. ⁽²⁾	336,720,159	23.22	336,720,159	23.13	336,720,159	23.05	336,720,159	22.96
Artemis Asset Management Co., Ltd. ⁽³⁾	23,538,000	1.63	23,538,000	1.62	23,538,000	1.61	23,538,000	1.61
Directors of Spring Asset Management Limited ⁽⁴⁾	6,613,000	0.45	6,613,000	0.45	6,613,000	0.45	6,613,000	0.45
<i>Toshihiro Toyoshima</i> ⁽⁵⁾	1,652,000	0.11	1,652,000	0.11	1,652,000	0.11	1,652,000	0.11
<i>Leung Kwok Hoe, Kevin</i>	759,000	0.05	759,000	0.05	759,000	0.05	759,000	0.05
<i>Hideya Ishino</i>	115,000	0.01	115,000	0.01	115,000	0.01	115,000	0.01
<i>Simon Murray</i>	1,344,000	0.09	1,344,000	0.09	1,344,000	0.09	1,344,000	0.09
<i>Qiu Liping</i>	1,344,000	0.09	1,344,000	0.09	1,344,000	0.09	1,344,000	0.09
<i>Lam Yiu Kin</i>	1,399,000	0.10	1,399,000	0.10	1,399,000	0.10	1,399,000	0.10
Subtotal for Manager Concert Group	431,696,309	29.77	437,087,309	30.02	442,478,309	30.29	447,869,309	30.54
Huamao Property ⁽⁶⁾	360,188,420	24.84	360,188,420	24.75	360,188,420	24.65	360,188,420	24.57
Subtotal for Manager Presumed Concert Group	791,884,729	54.61	797,275,729	54.77	802,666,729	54.94	808,057,729	55.11
Other substantial Unitholder(s)								
Spirit Cayman Ltd. ⁽⁷⁾	169,552,089	11.69	169,552,089	11.65	169,552,089	11.61	169,552,089	11.56
Other Unitholders	488,780,550	33.70	488,780,550	33.58	488,780,550	33.45	488,780,550	33.33
Total	1,450,217,368	100.00	1,455,608,368	100.00	1,460,999,368	100.00	1,466,390,368	100.00

Notes:

(1) The Units held by the Manager is held in its personal capacity.

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- (2) RCA Fund 01, L.P. (“**RCA Fund**”) is managed by Mercuria Investment Co., Ltd. (“**Mercuria Investment**”) pursuant to a management agreement. Mercuria Investment can therefore exercise influence on RCA Fund and its exercise of rights as a Unitholder in respect of the affairs of Spring REIT (in particular, in relation to matters that are subject to voting by the Unitholders, on which RCA Fund is not required to abstain from voting). Mercuria Investment is a fellow subsidiary of the Manager in which both companies are subsidiaries of Mercuria Holdings.
- (3) Artemis Asset Management Co., Ltd. (“**Artemis**”) is a wholly-owned subsidiary of ADC Fund 2013, a fund the general partner of which is ADC International Co., Ltd., which is in turn a wholly-owned subsidiary of Mercuria Investment.
- (4) Each of the Directors listed is presumed to be a party acting in concert with the Manager pursuant to class (6) presumption under the definition of “acting in concert” under the Takeovers Code.
- (5) Mr. Toshihiro Toyoshima’s unitholding includes 552,000 Units that he received pursuant to an inheritance arrangement on 18 May 2023.
- (6) This comprises: 56,500,742 Units held directly by Huamao Property, 128,749,000 Units held by China Orient Stable Value Fund Limited (“**China Orient**”), 160,626,029 Units held by Alpha Great Global Limited (“**Alpha Great**”) and 14,312,649 Units held by Jade Wave Global Limited (“**Jade Wave**”). Each of China Orient, Alpha Great and Jade Wave is wholly-owned by Huamao Property. Huamao Property is presumed to be acting in concert with the Manager under Class (1) of the definition of “acting in concert” under the Takeovers Code.
- (7) Based on the latest disclosure of interest filings by PAG (as a substantial Unitholder of Spring REIT) as at the Latest Practicable Date, Spirit Cayman Ltd. is a subsidiary of SCREP VI Holdings, L.P., whose general partner is a subsidiary of PAG.

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(ii) Scenario 2 — Maximum Unitholding of Manager Concert Group and Manager Presumed Concert Group

The following table sets forth the illustrative unitholding structure of Spring REIT: (a) as at the Latest Practicable Date; (b) as at 2Q24 Fees Issue Date assuming the number of Units issued on the 2Q24 Fees Issue Date will cause the aggregate unitholding of the Manager Concert Group to be one Unit below the 30% threshold; (c) as at 3Q24 Fees Issue Date assuming the Maximum Subject 2024 Manager Fee Units are issued on 3Q2024 Fees Issue Date.

	(a) As at the Latest Practicable Date		(b) Upon issuance of the 2024 Manager Fee Units on the 2Q24 Fees Issue Date assuming the number of Units issued on such date will cause the aggregate unitholding of the Manager Concert Group to be one Unit below the 30% threshold		(b) Upon issuance of 2024 Manager Fee Units on the 3Q24 Fees Issue Date assuming the Maximum Subject 2024 Manager Fee Units are issued on such date	
	Units	%	Units	%	Units	%
Manager Concert Group						
Spring Asset Management Limited ⁽¹⁾	64,825,150	4.47	69,637,865	4.79	76,107,065	5.21
RCA Fund 01, L.P. ⁽²⁾	336,720,159	23.22	336,720,159	23.13	336,720,159	23.04
Artemis Asset Management Co., Ltd. ⁽³⁾	23,538,000	1.63	23,538,000	1.62	23,538,000	1.61
Directors of Spring Asset Management Limited ⁽⁴⁾	6,613,000	0.45	6,613,000	0.45	6,613,000	0.45
<i>Toshihiro Toyoshima</i> ⁽⁵⁾	1,652,000	0.11	1,652,000	0.11	1,652,000	0.11
<i>Leung Kwok Hoe, Kevin</i>	759,000	0.05	759,000	0.05	759,000	0.05
<i>Hideya Ishino</i>	115,000	0.01	115,000	0.01	115,000	0.01
<i>Simon Murray</i>	1,344,000	0.09	1,344,000	0.09	1,344,000	0.09
<i>Qiu Liping</i>	1,344,000	0.09	1,344,000	0.09	1,344,000	0.09
<i>Lam Yiu Kin</i>	1,399,000	0.10	1,399,000	0.10	1,399,000	0.10
Subtotal for Manager Concert Group	431,696,309	29.77	436,509,024	29.99⁽⁸⁾	442,978,224	30.31⁽⁸⁾
Huamao Property ⁽⁶⁾	360,188,420	24.84	360,188,420	24.75	360,188,420	24.65
Subtotal for Manager Presumed Concert Group	791,884,729	54.61	796,697,444	54.74	803,166,644	54.96⁽⁸⁾
Other substantial Unitholder(s)						
Spirit Cayman Ltd. ⁽⁷⁾	169,552,089	11.69	169,552,089	11.65	169,552,089	11.60
Other Unitholders	488,780,550	33.70	488,780,550	33.61	488,780,550	33.44
Total	1,450,217,368	100.00	1,455,030,083	100.00	1,461,499,283	100.00

Notes:

- (1) The Units held by the Manager is held in its personal capacity.
- (2) RCA Fund 01, L.P. (“RCA Fund”) is managed by Mercuria Investment Co., Ltd. (“Mercuria Investment”) pursuant to a management agreement. Mercuria Investment can therefore exercise influence on RCA Fund and its exercise of rights

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as a Unitholder in respect of the affairs of Spring REIT (in particular, in relation to matters that are subject to voting by the Unitholders, on which RCA Fund is not required to abstain from voting). Mercuria Investment is a fellow subsidiary of the Manager in which both companies are subsidiaries of Mercuria Holdings.

- (3) Artemis Asset Management Co., Ltd. (“**Artemis**”) is a wholly-owned subsidiary of ADC Fund 2013, a fund the general partner of which is ADC International Co., Ltd., which is in turn a wholly-owned subsidiary of Mercuria Investment.
- (4) Each of the Directors listed is presumed to be a party acting in concert with the Manager pursuant to class (6) presumption under the definition of “acting in concert” under the Takeovers Code.
- (5) Mr. Toshihiro Toyoshima’s unitholding includes 552,000 Units that he received pursuant to an inheritance arrangement on 18 May 2023.
- (6) This comprises: 56,500,742 Units held directly by Huamao Property, 128,749,000 Units held by China Orient Stable Value Fund Limited (“**China Orient**”), 160,626,029 Units held by Alpha Great Global Limited (“**Alpha Great**”) and 14,312,649 Units held by Jade Wave Global Limited (“**Jade Wave**”). Each of China Orient, Alpha Great and Jade Wave is wholly-owned by Huamao Property. Huamao Property is presumed to be acting in concert with the Manager under Class (1) of the definition of “acting in concert” under the Takeovers Code.
- (7) Based on the latest disclosure of interest filings by PAG (as a substantial Unitholder of Spring REIT) as at the Latest Practicable Date, Spirit Cayman Ltd. is a subsidiary of SCREP VI Holdings, L.P., whose general partner is a subsidiary of PAG.
- (8) The maximum aggregate unitholding of the Manager Presumed Concert Group and the Manager Concert Group in Spring REIT immediately following such issuance would be the same, if after issuance of 2024 Manager Fee Units on the 3Q24 Fees Issue Date the Manager Concert Group was collectively interested in 436,509,024 Units (representing approximately 29.99% of the total number of issued Units) and 6,469,200 Units (being the Maximum Subject 2024 Manager Fee Units) was issued on the 4Q24 Fees Issue Date (i.e. the abovementioned 30% threshold under the Takeovers Code was only crossed on the 4Q24 Fees Issue Date).

Unitholders and public investors should note that the above unitholding changes are for illustration purposes only and the number of 2024 Manager Fee Units to be issued at each Issue Date depends on, among other things, the value of the Deposited Property, the Market Price and the HK\$:RMB exchange rate applicable at the relevant time, and accordingly, may be different from the number shown above. Accordingly, the 2024 Manager Fee Units tranche that will constitute the Subject 2024 Manager Fee Tranche, and the timing for the issuance of the Subject 2024 Manager Fee Units, will also depend on these variables.

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IV. ILLUSTRATIVE FINANCIAL EFFECTS OF THE ISSUANCE OF THE SUBJECT 2024 MANAGER FEE UNITS

The below illustrative financial effects of the issuance of the Subject 2024 Manager Fee Units on Spring REIT's Distribution per Unit (DPU) and Net asset value (NAV) per Unit attributable to Unitholders are strictly for illustrative purposes. The analysis is based on the audited consolidated financial statements of the Group for the year ended 31 December 2023 and takes into consideration two scenarios: (1) the issuance of the Subject 2024 Manager Fee Units is approved by Unitholders and takes place as contemplated, and (2) the EGM Resolutions are not passed, and the Manager's Fee is paid in cash instead of Units.

Under scenario (1), where the issuance of the Subject 2024 Manager Fee Units is approved by Unitholders, the illustrative financial effects are calculated on a full-year basis on the assumption that the 2023 Manager Fee Units were issued under the same arrangement as the actual arrangement that took place during the financial year ended 31 December 2023, including the issue price of the 2023 Manager Fee Units (being the prevailing Market Price as defined in the Trust Deed).

Under scenario (2), where the EGM Resolutions are not passed and the Manager will not receive the Subject 2024 Manager Fee Units, the illustrative financial effects are calculated on a full-year basis on the assumption that the 2023 Manager Fee Units were not issued and the equivalent amount of Manager's Fee (that is 80% of the Base Fee) was instead paid in cash during the financial year ended 31 December 2023.

Distribution per Unit (DPU)

In the scenario where the issuance of the Subject 2024 Manager Fee Units is approved by Unitholders and takes place as contemplated, it is calculated that there would have been **no change** to the DPU based on the audited consolidated income statement of the Group for the year ended 31 December 2023. This is because the Subject 2024 Manager Fee Units would have issued under the same arrangement as the actual arrangement with respect to the issuance of the 2023 Manager Fee Units. Therefore, the illustrative DPU would be the same as the actual DPU based on the audited consolidated statement of financial position of the Group as at 31 December 2023.

In the hypothetical scenario where the EGM Resolutions are not passed and the Manager does not receive the Subject 2024 Manager Fee Units and the equivalent amount of Manager's Fee (that is 80% of the Base Fee) was instead paid in cash, it is calculated that the DPU would have **decreased by approximately 14.7%** based on the audited consolidated income statement of the Group for the year ended 31 December 2023. The decrease in DPU takes into account the higher cash outlay for Manager's Fees which would reduce the total distributable income of Spring REIT, while the total number of Units in issue would not have increased because no Subject 2024 Manager Fee Units would be issued.

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As shown in the table below using issuance of 2023 Manager Fee Units (where applicable) as illustration, the DPU for the year ended 31 December 2023 would have been HK\$2.8 cents lower had 80% of the Base Fee for that year been settled in cash rather than Units.

	Actual (after issuance of 2023 Manager Fee Units) ⁽¹⁾	Illustrative (assuming the 2023 Manager Fee Units were instead paid in cash)	% Change in DPU (illustration if Unitholders approval is <u>not</u> obtained for the EGM Resolutions)
Total Distributable Amount (RMB million)	252.14	213.53 ⁽³⁾	
Issued Units	1,444,637,952	1,424,310,268 ⁽⁴⁾	
Payout ratio	97.5%	97.5%	unchanged
DPU (RMB cents equivalent)	17.1	14.6	-14.7%
DPU (HK cents) ⁽²⁾	19.0	16.2	-14.7%

Notes:

- (1) Based on the audited annual results of Spring REIT for the year ended 31 December 2023. The Issued Units represent the sum of (i) number of issued units as at 31 December 2023, being 1,440,497,110 units; and (ii) 5,227,842 Manager Fee Units issued on 25 March 2024 as partial payment of the Manager's fee for the fourth quarter of 2023 less bought-back units cancelled on 29 January 2024, being 1,087,000 units.
- (2) Actual DPU for the year ended 31 December 2023 comprises the 2023 Interim Distribution and 2023 Final Distribution, on the basis of the exchange rate adopted for the 2023 Interim Distribution HK\$1 = RMB0.8886 and 2023 Final Distribution HK\$1 = RMB0.9135, which represents the average of month-end central parity rates in the 2023 Interim Distribution Period and 2023 Final Distribution Period respectively (as announced by the People's Bank of China).
- (3) Total distributable amount after deduction of 80% Base Fee for the year ended 31 December 2023, being the cash that would have been paid in lieu of the 2023 Manager Fee Units of RMB38,611,000.
- (4) Number of Units after deducting the 2023 Manager Fee Units of 20,327,684.

Net asset value (NAV) attributable to Unitholders per Unit

In the scenario where the issuance of the Subject 2024 Manager Fee Units is approved by Unitholders and takes place as contemplated, it is calculated that there would be **no change** to the NAV per Unit attributable to Unitholders based on the audited consolidated statement of financial position of the Group as at 31 December 2023. This is because the Subject 2024 Manager Fee Units would have been issued under the same arrangement as the actual issuance of the 2023 Manager Fee Units. Therefore, the illustrative NAV per Unit would be the same as the actual NAV per Unit based on the audited consolidated statement of financial position of the Group as at 31 December 2023.

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In the hypothetical scenario where the EGM Resolutions are not passed and the Manager does not receive the Subject 2024 Manager Fee Units and the equivalent amount of Manager's Fee (that is 80% of the Base Fee) was instead paid in cash, it is calculated that the NAV per Unit attributable to Unitholders as at 31 December 2023 would **increase by approximately 0.79%** based on the audited consolidated income statement of the Group for the year ended 31 December 2023. This marginal increase takes into account the lower cash balance as a result of paying the Manager's Fees in cash instead of Units, while the total number of Units in issue would have been 1,424,310,268, 20,327,684 units lower.

	Actual (after issuance of 2023 Manager Fee Units)	Illustrative (assuming the 2023 Manager Fee Units were instead paid in cash)	% Change in NAV per Unit (illustration if Unitholders approval is not obtained for the EGM Resolutions)⁽⁴⁾
NAV attributable to Unitholders (RMB '000)	6,130,664 ⁽¹⁾	6,092,053 ⁽²⁾	
Issued Units	1,444,637,952	1,424,310,268 ⁽³⁾	
NAV attributable to existing Unitholders per Unit (RMB)	4.24	4.28	+0.79%
NAV attributable to existing Unitholders per Unit (HK\$) ⁽⁵⁾	4.68	4.72	+0.79%

Notes:

- (1) Based on the audited annual results of Spring REIT for the year ended 31 December 2023.
- (2) NAV attributable to Unitholders after deduction of 80% Base Fee for the year ended 31 December 2023 (being RMB38,611,000), which would have been paid to the Manager if the 2023 Manager Fee Units were not issued.
- (3) Number of Units after deducting the 2023 Manager Fee Units (being 20,327,684 Units).
- (4) Figures in this column have been calculated using exact figures, rather than rounded numbers in the preceding columns, and then rounded to two decimal points.
- (5) The exchange rate adopted for the NAV attributable to existing Unitholders per Unit is HK\$1 = RMB0.9062 (i.e. the exchange rate as announced by People's Bank of China on 29 December 2023). Such exchange rate is consistent with the one adopted for calculation of NAV attributable to Unitholders in HK\$ in the annual report of Spring REIT for the year ended 31 December 2023.

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V. REASONS FOR AND BENEFITS OF THE ISSUANCE OF THE SUBJECT 2024 MANAGER FEE UNITS

Preserve Cash and Maintain Higher DPU

In the financial year ended 31 December 2023, the Manager elected to receive a total of RMB 38.6 million in Manager's Fees in Units. This contributed to maintaining the total distributable income of Spring REIT at a higher level, resulting in an enhanced DPU for the Unitholders. As illustrated by the analysis under section IV headed "ILLUSTRATIVE FINANCIAL EFFECTS OF THE ISSUANCE OF THE SUBJECT 2024 MANAGER FEE UNITS", if the Manager's Fees for 2023 had been paid entirely in cash, the total distributable income for Spring REIT would have been reduced to RMB214 million, a decrease of RMB38.6 million from the actual total distributable income of RMB252 million reported. Hence, the arrangement to pay Manager's Fee partly in Units rather than cash helped avoid a significant decrease of 14.7% in the total distributable income and DPU as illustrated above.

With all other things being equal, the Manager considers the issuance of Manager's Fees in Units to be crucial for sustaining a higher total distributable income and, consequently, a higher DPU for Unitholders. The approval of the Whitewash Waiver allows Spring REIT to continue this practice, which aligns with the interests of its Unitholders.

Continuation of an Established Practice

The practice of paying Manager's Fees partly in Units is not unique to Spring REIT but is a common arrangement among other REITs in Hong Kong. Out of the 9 other externally-managed REITs which are listed on the Stock Exchange, 7 of managers of those REITs had elected to receive at least a portion of their fees in the form of units in the last and current financial years (i.e., the years of 2023 and 2024). The portion of manager fees elected to be received in the form of units in those cases ranged from 50% to 100%, and the manager fee structure under the 2024 Election is therefore generally in line with the industry practice. For Spring REIT, the partial settlement of Manager's Fees in Units has also been a longstanding practice of Spring REIT since its listing in 2013. This arrangement has consistently contributed to the cash savings available to Spring REIT, which in turn has positively impacted the DPUs paid to the Unitholders over the years.

The Manager believes that maintaining this ongoing arrangement aligns with Unitholders' expectations when evaluating the potential future distributions by Spring REIT. By continuing this established practice, Spring REIT ensures consistency and stability in its fee payment structure as well as the stability of DPU, which benefits both Unitholders and the Manager.

No Material Impact on Unit Price

The Manager Fee Units, including the Subject 2024 Manager Fee Units, are issued at the prevailing Market Price, as defined in the Trust Deed. The Market Price is determined as the average closing price for a Unit on the Stock Exchange in the 10 Business Days immediately preceding the relevant Issue Date.

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Issuing the Manager Fee Units at the Market Price is not anticipated to have any significant impact on the traded price of the Units, as the issuance price aligns with recent trading prices without any substantial deviation from established market pricing. Additionally, the issuance of Manager Fee Units is spread out over multiple tranches throughout the year, with each tranche representing a relatively small proportion of the total Units issued. This further mitigates the risk of any potential impacts on the unit price upon issuance of the Manager Fee Units.

As illustrated by the analysis under section IV headed “ILLUSTRATIVE FINANCIAL EFFECTS OF THE ISSUANCE OF THE SUBJECT 2024 MANAGER FEE UNITS”, while the arrangement to pay Manager’s Fee partly in Units, in comparison to paying all such fee in cash, have a 0.79% impact on NAV per Unit on an illustrative basis, the Manager considers the issuance of the Subject 2024 Manager Fee Units to be, on balance, beneficial to Unitholders as it enables the payment of higher distributions while having a very small impact on NAV per Unit. The Manager also believes that receiving its fees in Units demonstrates its commitment to the long-term growth of Spring REIT and further aligns its interests with those of Unitholders.

VI. REGULATORY IMPLICATIONS

Takeovers Code and application for Whitewash Waiver

As at the Latest Practicable Date, (i) the Manager Presumed Concert Group was collectively interested in 791,884,729 Units, representing approximately 54.61% of the total number of issued Units; and (ii) the Manager Concert Group (which includes members of the Manager Presumed Concert Group other than Huamao Property and parties acting in concert with Huamao Property) was collectively interested in 431,696,309 Units, representing approximately 29.77% of the total number of issued Units.

Based on the table headed “(i) Scenario 1 — Illustrative Tranche Units” in section III above, assuming the actual number of 2024 Manager Fee Units to be issued at each Issue Date will be the Illustrative Tranche Units and there will be no other changes to the unitholding structure of Spring REIT between Issue Dates, the Manager expects the earliest date on which the aggregate unitholding of Manager Concert Group will exceed 30% of the total number of issued Units will be the 2Q24 Fees Issue Date, which will trigger the Manager’s obligation to make a mandatory general offer for all the issued Units and other securities (if any) of Spring REIT not already owned or agreed to be acquired by the Manager Concert Group under Rule 26 of the Takeovers Code, unless the Whitewash Waiver is approved by the Independent Unitholders and granted by the Executive.

Whether the aggregate unitholding of the Manager Concert Group will exceed 30% on the 2Q24 Fees Issue Date, or later on the 3Q24 Fees Issue Date or 4Q24 Fees Issue Date, will depend on the actual number of 2024 Manager Fee Units to be issued at each Issue Date, which may only be determined on such Issue Date having regard to the value of the Deposited Property, the Market Price and the HK\$:RMB exchange rate applicable at the relevant time.

Accordingly, pursuant to Note 1 on dispensations from Rule 26 of the Takeovers Code, the Manager (in its personal capacity) has applied to the Executive for the Whitewash Waiver from the obligation to make a general offer for all issued Units and other securities of Spring REIT (if any) not already owned or agreed to be acquired by the Manager Concert Group as a result of the Manager’s

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receipt of the tranche of 2024 Manager Fee Units that would cause the aggregate unitholding of Manager Concert Group to first exceed 30% at any given Issue Date (this tranche being the Subject 2024 Manager Fee Units). If the 30% threshold is not reached on the 2Q24 Fees Issue Date (or on the 3Q24 Fees Issue Date), the Whitewash Waiver will apply to the subsequent issuance of the 2024 Manager Fee Units on the next Issue Date, and the Manager will publish an announcement to update Unitholders of: (i) the latest unitholdings of the Manager Concert Group and the Manager Presumed Concert Group; and (ii) the illustrative effect of the issuance of the Subject 2024 Manager Fee Units on the unitholding structure of Spring REIT.

The Whitewash Waiver, if granted by the Executive, will be subject to, among other things, the approval of the Whitewash Waiver by at least 75% of the votes cast by the Independent Unitholders present and voting (either in person or by proxy) by way of a poll at the EGM and the approval of the issuance of the Subject 2024 Manager Fee Units by more than 50% of the votes cast by the Independent Unitholders present and voting (either in person or by proxy) by way of a poll at the EGM.

For the avoidance of doubt, the Whitewash Waiver and approval sought from Independent Unitholders are only in respect of the tranche of 2024 Manager Fee Units that would, if issued to the Manager, cause the aggregate unitholding of Manager Concert Group to first exceed 30% of the total number of issued Units. The maximum number of the Subject 2024 Manager Fee Units the issuance of which is subject to the Whitewash Waiver and Independent Unitholders' approval, is 6,469,200 Units (being the Maximum Subject 2024 Manager Fee Units). Any remaining amount of the Base Fee payable for the relevant period that cannot be fully settled by the issuance of the Maximum Subject 2024 Manager Fee Units will instead be settled in cash. As shown in the table headed "(ii) Scenario 2 — Maximum Unitholding of Manager Concert Group and Manager Presumed Concert Group" in section III headed "EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT" above and based on the assumptions set out therein, the maximum aggregate unitholding of the Manager Presumed Concert Group and the Manager Concert Group in Spring REIT immediately following such issuance will be 54.96% and 30.31%, respectively. Such maximum unitholding would be the same if the abovementioned 30% threshold under the Takeovers Code was only crossed on the 4Q24 Fees Issue Date.

If the Whitewash Waiver is granted by the Executive and approved by the Independent Unitholders, any issuance of further tranches of 2024 Manager Fee Units after the issuance of the Subject 2024 Manager Fee Units will continue to be subject to the applicable provisions of the Takeovers Code, including the obligation to make a general offer for all the issued Units and other securities (if any) of Spring REIT not already owned or agreed to be acquired by the Manager Concert Group under Rule 26 of the Takeovers Code if there are acquisitions by the Manager Concert Group of voting rights of more than 2% in aggregate in any twelve-month period (being the 2% creeper provisions).

If the Whitewash Waiver is not granted by the Executive, or if the Whitewash Waiver or the issuance of the Subject 2024 Manager Fee Units are not approved by the Independent Unitholders, Spring REIT will not issue the Subject 2024 Manager Fee Units, and in accordance with Clause 11.1.1.4 of the Trust Deed, future payments of the Manager's Fee will be settled in cash in order not to exceed any thresholds for triggering a mandatory offer under the Takeovers Code.

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As at the Latest Practicable Date:

- (a) save as disclosed in section III headed “EFFECT ON UNITHOLDING STRUCTURE OF SPRING REIT” of this Circular, none of the members of the Manager Presumed Concert Group holds, owns, has control or has direction over any other voting rights over Units, any outstanding options, warrants, or any securities that are convertible into Units or holds any outstanding derivatives in respect of the securities of Spring REIT, or holds any relevant securities (as defined in Note 4 to Rule 22 of the Takeovers Code) of Spring REIT;
- (b) none of the members of the Manager Presumed Concert Group had received any irrevocable commitment to vote for or against the EGM Resolutions to be proposed at the EGM to approve the issuance of the Subject 2024 Manager Fee Units and/or the Whitewash Waiver;
- (c) none of the members of the Manager Presumed Concert Group had borrowed or lent any relevant securities (as defined in Note 4 to Rule 22 of the Takeovers Code) in Spring REIT, save for any borrowed relevant securities which have been either on-lent or sold;
- (d) none of the members of the Manager Presumed Concert Group had any arrangement (whether by way of option, indemnity or otherwise) under Note 8 to Rule 22 of the Takeovers Code in relation to the Units or the shares of the Manager which might be material to the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver;
- (e) none of the members of the Manager Presumed Concert Group had any agreement or arrangement to which any member of the Manager Presumed Concert Group is a party which relates to the circumstances in which it may or may not invoke or seek to invoke a pre-condition or a condition to the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver;
- (f) there was no understanding, arrangement or agreement or special deal (as defined under Rule 25 of the Takeovers Code) between (i) any Unitholder on the one hand; and (ii) any member of the Manager Presumed Concert Group on the other hand;
- (g) apart from the issuance of the 2024 Manager Fee Units, there was no understanding, arrangement or agreement or special deal (as defined under Rule 25 of the Takeovers Code) between (i) any Unitholder on the one hand; and (ii) Spring REIT, its subsidiaries or associated companies on the other hand;
- (h) there is no consideration, compensation or benefit in whatever form paid or to be paid by any member of the Manager Presumed Concert Group to Spring REIT or any party acting in concert with it in connection with the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver; and
- (i) the Manager does not believe that the issuance of the Subject 2024 Manager Fee Units would give rise to any concerns in relation to compliance with other applicable rules or regulations (including the REIT Code and the Listing Rules). The Manager notes that the Executive may not grant the Whitewash Waiver if the issuance of the Subject 2024 Manager Fee Units does not comply with other applicable rules and regulations.

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During the period commencing six (6) months preceding the date of the date of the Announcement up to and including the Latest Practicable Date, save for: (x) the Manager's receipt of 5,227,842 Manager Fee Units on 25 March 2024 as partial payment of the Manager's Fee for the fourth quarter of 2023 and 5,579,416 Manager Fee Units on 30 April 2024 as partial payment of the Manager's fee for the first quarter of 2024; (y) the 2024 Election in respect of Units issued or expected to be issued to the Manager; and (z) the arrangement concerning INED Remuneration Units, none of the members of the Manager Presumed Concert Group (including the Manager) had dealt for value in any Units or convertible securities, warrants, options and derivatives in respect of any Units.

REIT Code and Trust Deed

As the Subject 2024 Manager Fee Tranche will result in a mandatory offer threshold under the Takeovers Code being reached by the Manager Concert Group, under Clause 11.1.1.4 of the Trust Deed, the excess part of the Subject 2024 Manager Fee Tranche is required to be paid in the form of cash instead of Manager Fee Units.

However, as the Manager considers that the cash savings achieved from paying the Manager's Fees in the form of Manager Fee Units to be crucial to maintaining stable distributions to Unitholders, in order for Spring REIT to issue the Subject 2024 Manager Fee Units Tranche in full, the Manager will rely on 12.2 of the REIT Code and Clause 7.1.7 of the Trust Deed as the basis for issuing the Subject 2024 Manager Fee Units Tranche to the Manager, 12.2 of the REIT Code and Clause 7.1.7 of the Trust Deed provide, among other things, that any issue of Units to a connected person (which includes the Manager under 8.1(a) of the REIT Code) on a non-pro rata basis will require specific prior approval of Unitholders by ordinary resolution at a general meeting. Accordingly, pursuant to 12.2 of the REIT Code and Clause 7.1.7 of the Trust Deed, the Manager will seek the Independent Unitholders' approval by way of an ordinary resolution for a specific approval to issue the Subject 2024 Manager Fee Units. If the EGM Resolutions are passed, the Subject 2024 Manager Fee Units will be issued pursuant to the specific approval granted by Independent Unitholders thereunder pursuant to Clause 7.1.7 of the Trust Deed rather than the 2024 Election pursuant to Clause 11.1.1 of the Trust Deed. The Units issued as a result of such approval shall be included in the calculation of 20% threshold for all other purposes under 12.2 of the REIT Code.

Notwithstanding the above, as the issuance of the 2024 Manager Fee Units (including the Subject 2024 Manager Fee Units) is for payment of the Manager's services as contemplated under the Trust Deed, pursuant to 8.7E of the REIT Code, such issuance does not constitute a connected party transaction under Chapter 8 of the REIT Code.

Any subsequent issuances of the Manager Fee Units will comply with the applicable requirements under the REIT Code and the Trust Deed.

LETTER FROM THE BOARD

VII. OPINIONS AND RECOMMENDATIONS

Directors

The Directors, including the INEDs, consider that the issuance of the 2024 Manager Fee Units is not pursuant to any scheme for any person to consolidate control in Spring REIT with the Manager, but a longstanding, pre-agreed and genuine arrangement under the Trust Deed for the Manager's Fees to be paid in the form of Units such that more cash can be retained by Spring REIT for the purposes of distribution to Unitholders. In the event that the issuance of the Subject 2024 Manager Fee Units and/or the Whitewash Waiver is not approved by the Unitholders, distributions to Unitholders for the year ending 31 December 2024 will be adversely impacted as the Subject 2024 Manager Fee Tranche will be paid in cash, and the Manager will cease receiving Manager's Fees in the form of Units if this would cause any threshold for triggering a mandatory offer under the Takeovers Code to be reached, unless approval of independent Unitholders for a whitewash waiver is sought again and successfully obtained then.

In view of the above, the Directors (including the INEDs), taking into account the duties of the Manager under the REIT Code and the Trust Deed, are of the opinion that the issuance of the Subject 2024 Manager Fee Units and Whitewash Waiver are fair and reasonable, consistent with the investment objectives and strategy of Spring REIT and in compliance with the REIT Code and the Trust Deed, and in the interests of Spring REIT, the Independent Unitholders and the Unitholders as a whole, and accordingly, recommend that the Independent Unitholders vote in favour of the EGM Resolutions at the EGM.

No Independent Board Committee will be formed

As the Subject 2024 Manager Fee Units will be issued to the Manager, who will receive these Units in its personal capacity, all of the Directors (including the INEDs) are considered to have a direct or indirect interest in the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver. Accordingly, pursuant to Rule 2.8 of the Takeovers Code, it is not possible to form an independent committee of the Board, and the Independent Financial Adviser has been appointed to represent the interests of and to advise the Independent Unitholders in connection with the issuance of the Subject 2024 Manager Fee Units and Whitewash Waiver.

Independent Financial Adviser

Altus Capital Limited has been appointed as the Independent Financial Adviser pursuant to Rule 2.1 of the Takeovers Code to advise the Independent Unitholders and the Trustee as to whether the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver are, or are not, fair and reasonable, in the interests of the Independent Unitholders and as to voting on the EGM Resolutions. The letter of advice from the Independent Financial Adviser is set out in the "Letter from the Independent Financial Adviser" in this Circular.

LETTER FROM THE BOARD

Trustee

Based and in sole reliance on: (1) the letter from the Board and the information and assurances provided by the Manager as to the accuracy and completeness of the disclosure statements herein; and (2) the letter from the Independent Financial Adviser, the Trustee, having taken into account its duties set out in the REIT Code and the Trust Deed:

- (a) is of the view that the issuance of the Subject 2024 Manager Fee Units and terms of the Whitewash Waiver are fair and reasonable;
- (b) has no objection to the Manager proceeding with the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver, subject to the approval of the Independent Unitholders; and
- (c) is of the view that the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver is in compliance with the REIT Code and Trust Deed.

The Trustee's view is furnished for the sole purpose of complying with the REIT Code, and is not to be taken as a recommendation or representation by the Trustee as to the merits or impact of the EGM Resolutions as the Trustee has not made any assessment of such merits or impact, other than for the purposes of fulfilling its duties in the Trust Deed and the REIT Code. Accordingly, the Trustee urges all Unitholders, including those who are in any doubt as to the merits or impact of the EGM Resolutions, to seek their own financial or other professional advice.

VIII. EGM and Restrictions on Voting

The EGM will be held at 4:00 p.m. on Friday, 9 August 2024 at Room 2401-2, One Admiralty Centre, 18 Harcourt Road, Hong Kong to consider and approve, among others, the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver. While the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver are linked to each other and part and parcel of a significant proposal, the issuance of the Subject 2024 Manager Fee Units is subject to the approval of Independent Unitholders by way of an ordinary resolution, whereas the Whitewash Waiver is subject to the approval of Independent Unitholders by way of a special resolution. Accordingly, the Manager will seek Independent Unitholders' approval for the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver under separate but inter-conditional resolutions. For the text of the EGM Resolutions, please refer to the EGM Notice set out on pages 239 and 241 of this Circular.

Pursuant to Note 1 on dispensations from Rule 26 of the Takeovers Code, the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver shall be subject to independent vote by Unitholders who are not involved in, or interested in, the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver.

Pursuant to 9.9(f) of the REIT Code, Unitholders shall be prohibited from voting their own Units at, or be counted in the quorum for, a meeting at which they have a material interest in the business to be contracted and that interest is different from the interests of all other Unitholders.

LETTER FROM THE BOARD

Paragraph 3.2 of Schedule 1 to the Trust Deed provides that where a Unitholder has a material interest in the transaction tabled for approval at a general meeting of Spring REIT, and that interest is different from the interests of other Unitholders as determined by: (a) the Manager (where the Unitholder(s) concerned is (are) not connected persons related to the Manager); or (b) the Trustee (where the Unitholder(s) concerned is (are) connected persons related to the Manager), such Unitholder shall be prohibited from voting its Units at, or being counted in the quorum for, the general meeting.

As required by the Takeovers Code, the REIT Code and the Trust Deed: (i) the Manager (in its personal capacity); and (ii) the other members of the Manager Presumed Concert Group will abstain from voting on the EGM Resolutions for approving the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver.

As at the Latest Practicable Date, the Manager Presumed Concert Group beneficially held 791,884,729 Units, representing approximately 54.61% of the total number of issued Units. As at the Latest Practicable Date, the Manager was of the view that, save for the persons described in the foregoing paragraph, no Unitholder is required to abstain from voting on the EGM Resolutions approving the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver.

IX. CLOSURE OF REGISTER OF UNITHOLDERS

For the purpose of determining the Unitholders who are entitled to vote at the EGM, the Register of Unitholders will be closed from Tuesday, 6 August 2024 to Friday, 9 August 2024 (both days inclusive). In order to qualify for voting at the EGM, all Unit certificates accompanied by the duly completed transfer forms must be lodged with the Unit Registrar, Tricor Investor Services Limited at 17/F, Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration by 4:30 p.m. on Monday, 5 August 2024.

X. INFORMATION ON THE MANAGER

The Manager, Spring Asset Management Limited, is a company incorporated in Hong Kong for the sole purpose of managing Spring REIT. As at the Latest Practicable Date, the Manager is 80.4% owned by Mercuria Holdings, which is an investment holding company listed on the Tokyo Stock Exchange (Stock Code: 7347) with shareholders such as Development Bank of Japan, Itochu Corporation and Sumitomo Mitsui Trust Bank, Limited.

XI. INTENTION OF THE MANAGER REGARDING SPRING REIT

The Manager considers and confirms that (a) it is intended that Spring REIT will continue its existing business following the issuance of the Subject 2024 Manager Fee Units; (b) there is no intention to introduce any major changes to the existing business of Spring REIT, including redeployment of any fixed assets of Spring REIT other than in its ordinary course of business; and (c) as at the date of this Circular, the Group did not have any employees.

LETTER FROM THE BOARD

XII. FURTHER INFORMATION

Spring REIT had not conducted any other equity fund-raising activities in the past twelve months immediately prior to the Latest Practicable Date.

Your attention is drawn to the financial information of the Group set out in Appendix 1 to this Circular, the Valuation Report set out in Appendix 2 to this Circular and the general information set out in Appendix 3 to this Circular. Further announcements will be made, among other things, on (i) poll results of the EGM; and (ii) the issuance of each tranche of the 2024 Manager Fee Units, as and when necessary or appropriate in accordance with the applicable regulatory requirements.

The issuance of the Subject 2024 Manager Fee Units is subject to the EGM Resolutions to be passed at the EGM and may or may not proceed to completion. Unitholders and investors are advised to exercise caution when dealing in the securities of Spring REIT.

Yours faithfully,
By order of the board of Directors of
Spring Asset Management Limited
(as manager of Spring Real Estate Investment Trust)
Mr. Toshihiro Toyoshima
Chairman of the Manager

LETTER FROM THE INDEPENDENT FINANCIAL ADVISER

The following is the text of a letter of advice from Altus Capital Limited, the Independent Financial Adviser to the Independent Unitholders and the Trustee in relation to the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver, which has been prepared for the purpose of incorporation in the Circular.

ALTUS.

Altus Capital Limited
21 Wing Wo Street
Central, Hong Kong

23 July 2024

To: the Independent Unitholders and the Trustee

Spring Real Estate Investment Trust
c/o Board of Directors of Spring Asset Management Limited (in its capacity as manager of Spring Real Estate Investment Trust)

Room 2602, 26/F, LHT Tower
31 Queen's Road Central
Central, Hong Kong

Dear Sir or Madam,

(1) ISSUANCE OF SUBJECT 2024 MANAGER FEE UNITS; AND (2) APPLICATION FOR WHITEWASH WAIVER

INTRODUCTION

We refer to our appointment as the Independent Financial Adviser to advise the Independent Unitholders and the Trustee in relation to the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver, details of which are set out in the "Letter from the Board" contained in the circular of Spring REIT dated 23 July 2024 (the "**Circular**"). Terms used in this letter shall have the same meanings as those defined in the Circular unless the context requires otherwise.

Under the Trust Deed, the Manager (in its personal capacity) is entitled to receive Manager's Fees for its services, which include a Base Fee of 0.4% per annum of the amount of the Deposited Property and a Variable Fee of 3.0% per annum of net property income (before certain deductions), in the form of Units and/or cash. The Manager's Fees are payable by Spring REIT quarterly in arrears.

LETTER FROM THE INDEPENDENT FINANCIAL ADVISER

On 13 December 2023, the Manager announced (the “**December 2023 Announcement**”) its election to continue receiving 80% of the Base Fee for the year ending 31 December 2024 in the form of Units and receiving the remaining 20% of the Base Fee and its entire Variable Fee in the form of cash (the “**2024 Election**”).

It is anticipated that one of the further tranches of the 2024 Manager Fee Units (being the Subject 2024 Manager Fee Tranche) will result in a mandatory offer threshold under Rule 26 of the Takeovers Code being reached by the Manager Concert Group.

The Manager considers that continuing such longstanding policy of receiving a majority part of the Manager’s Fee in the form of Units, namely 80% of the Base Fee, is in the interests of Spring REIT’s unitholders, as the cash savings will increase the distributions paid to Unitholders, and accordingly, proposes to seek Unitholders’ approval for the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver by way of the EGM Resolutions.

REGULATORY IMPLICATIONS

Takeovers Code and application for Whitewash Waiver

As at the Latest Practicable Date, the (i) the Manager Presumed Concert Group was collectively interested in 791,884,729 Units, representing approximately 54.61% of the total number of issued Units; and (ii) the Manager Concert Group (which includes members of the Manager Presumed Concert Group other than Huamao Property and parties acting in concert with Huamao Property) was collectively interested in 431,696,309 Units, representing approximately 29.77% of the total number of issued Units. Based on the Circular, assuming the actual number of 2024 Manager Fee Units to be issued at each Issue Date will be the Illustrative Tranche Units and there will be no other changes to the unitholding structure of Spring REIT between Issue Dates, the Manager expects the earliest date on which the aggregate unitholding of Manager Concert Group will exceed 30% of the total number of issued Units will be the 2Q24 Fees Issue Date, which will trigger the Manager’s obligation to make a mandatory general offer for all the issued Units and other securities (if any) of Spring REIT not already owned or agreed to be acquired by the Manager Concert Group under Rule 26 of the Takeovers Code, unless the Whitewash Waiver is approved by the Independent Unitholders and granted by the Executive.

Whether the aggregate unitholding of the Manager Concert Group will exceed 30% on the 2Q24 Fees Issue Date, or later on the 3Q24 Fees Issue Date or 4Q24 Fees Issue Date, will depend on the actual number of 2024 Manager Fee Units to be issued at each Issue Date, which may only be determined on such issue date having regard to the value of the Deposited Property, the Market Price and the HKD:RMB exchange rate applicable at the relevant time.

Accordingly, pursuant to Note 1 on dispensations from Rule 26 of the Takeovers Code, the Manager (in its personal capacity) has applied to the Executive for the Whitewash Waiver from the obligation to make a general offer for all issued Units and other securities of Spring REIT (if any) not already owned or agreed to be acquired by the Manager Concert Group as a result of the Manager’s receipt of the tranche of 2024 Manager Fee Units that would cause the aggregate unitholding of Manager Concert Group to **first** exceed 30% at any given Issue Date (this tranche being the Subject 2024 Manager Fee Units). If the 30% threshold is not reached on the 2Q24 Fees Issue Date (or on the

LETTER FROM THE INDEPENDENT FINANCIAL ADVISER

3Q24 Fees Issue Date), the Whitewash Waiver will apply to the subsequent issuance of the 2024 Manager Fee Units on the next Issue Date, and the Manager will publish an announcement to update Unitholders of: (i) the latest unitholdings of the Manager Concert Group and the Manager Presumed Concert Group; and (ii) the illustrative effect of the issuance of the Subject 2024 Manager Fee Units on the unitholding structure of Spring REIT.

The Whitewash Waiver, if granted by the Executive, will be subject to, among other things, the approval of the Whitewash Waiver by at least 75% of the votes cast by the Independent Unitholders present and voting (either in person or by proxy) by way of a poll at the EGM and the approval of the issuance of the Subject 2024 Manager Fee Units by more than 50% of the votes cast by the Independent Unitholders present and voting (either in person or by proxy) by way of a poll at the EGM.

If the Whitewash Waiver is not granted by the Executive, or if the Whitewash Waiver or the issuance of the Subject 2024 Manager Fee Units are not approved by the Independent Unitholders, Spring REIT will not issue the Subject 2024 Manager Fee Units, and in accordance with Clause 11.1.1.4 of the Trust Deed, future payments of the Manager's Fee will be settled in cash in order not to exceed any thresholds for triggering a mandatory offer under the Takeovers Code.

REIT Code and Trust Deed

As the Subject 2024 Manager Fee Tranche will result in a mandatory offer threshold under the Takeovers Code being reached by the Manager Concert Group, under Clause 11.1.1.4 of the Trust Deed, the excess part of the Subject 2024 Manager Fee Tranche is required to be paid in the form of cash instead of Manager Fee Units.

However, as the Manager considers that the cash savings achieved from paying the Manager's Fees in the form of Manager Fee Units to be crucial to maintaining stable distributions to Unitholders, in order for Spring REIT to issue the Subject 2024 Manager Fee Units Tranche in full, the Manager will rely on 12.2 of the REIT Code and Clause 7.1.7 of the Trust Deed as the basis for issuing the Subject 2024 Manager Fee Units Tranche to the Manager. 12.2 of the REIT Code and Clause 7.1.7 of the Trust Deed provide, among other things, that any issue of Units to a connected person (which includes the Manager under 8.1(a) of the REIT Code) on a non-pro rata basis will require specific prior approval of Unitholders by ordinary resolution at a general meeting. Accordingly, pursuant to 12.2 of the REIT Code and Clause 7.1.7 of the Trust Deed, the Manager will seek the Independent Unitholders' approval by way of an ordinary resolution for a specific approval to issue the Subject 2024 Manager Fee Units. If the EGM Resolutions are passed, the Subject 2024 Manager Fee Units will be issued pursuant to the specific approval granted by Independent Unitholders thereunder pursuant to Clause 7.1.7 of the Trust Deed rather than the 2024 Election pursuant to Clause 11.1.1 of the Trust Deed. The Units issued as a result of such approval shall be included in the calculation of 20% threshold for all other purposes under 12.2 of the REIT Code.

Notwithstanding the above, as the issuance of the 2024 Manager Fee Units (including the Subject 2024 Manager Fee Units) is for payment of the Manager's services as contemplated under the Trust Deed, pursuant to 8.7E of the REIT Code, such issuance does not constitute a connected party transaction under Chapter 8 of the REIT Code.

LETTER FROM THE INDEPENDENT FINANCIAL ADVISER

As required by the Takeovers Code, the REIT Code and the Trust Deed: (i) the Manager (in its personal capacity); and (ii) the other members of the Manager Presumed Concert Group will abstain from voting on the EGM Resolutions for approving the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver.

As at the Latest Practicable Date, the Manager Presumed Concert Group beneficially held 791,884,729 Units, representing approximately 54.61% of the total number of issued Units. As at the Latest Practicable Date, the Manager was of the view that, save for the persons described in the foregoing paragraph, no Unitholder is required to abstain from voting on the EGM Resolutions approving the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver.

INDEPENDENT FINANCIAL ADVISER

According to the “Letter from the Board” of the Circular, as the Subject 2024 Manager Fee Units will be issued to the Manager, who will receive these Units in its personal capacity, all of the Directors (including the INEDs) are considered to have a direct or indirect interest in the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver. Accordingly, pursuant Rule 2.8 of the Takeovers Code, it is not possible to form an independent committee of the Board, and we had been appointed as the Independent Financial Adviser to represent the interests of and to advise the Independent Unitholders.

As the Independent Financial Adviser to the Independent Unitholders and the Trustee, our role is to give an independent opinion to the Independent Unitholders and the Trustee as to whether the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver are, or are not, fair and reasonable, in the interests of the Independent Unitholders and as to voting on the EGM Resolutions.

We (i) are not associated or connected, financially or otherwise, with Spring REIT or the Manager, their respective controlling Unitholders/shareholders or any parties acting, or presumed to be acting, in concert with any of them; and (ii) save that we were previously engaged as the independent financial adviser in relation to Spring REIT’s (a) major and connected transactions in relation to the acquisition and joint venture relating to a commercial property in Huizhou, the PRC, and the continuing connected transactions related thereto; and (b) connected transaction involving certain off-market unit buy-back, details of which are set out in Spring REIT’s circulars dated 3 May 2022 and 27 May 2023 respectively, we have not acted as the financial adviser or independent financial adviser in relation to any transaction of Spring REIT or the Manager, their respective controlling Unitholders/shareholders or any parties acting in concert with any of them in the two years immediately preceding the date of the Circular. Given that (i) remuneration for our engagement to opine on the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver is at market level and not conditional upon the outcome of the EGM Resolutions; (ii) no arrangement exists whereby we shall receive any fees or benefits from Spring REIT (other than our said remuneration) or the Manager, their respective controlling Unitholders/shareholders or any parties acting in concert with any of them; and (iii) our engagement is on normal commercial terms, we are independent of Spring REIT or the Manager, their respective controlling Unitholders/shareholders or any parties acting in concert with any of them and we can act as the Independent Financial Adviser to the Independent Unitholders and the Trustee in respect of the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver.

LETTER FROM THE INDEPENDENT FINANCIAL ADVISER

BASIS OF OUR ADVICE

In formulating our opinion, we have reviewed, among others, (i) the December 2023 Announcement; (ii) the annual reports of Spring REIT for the years ended 31 December 2023, 2022 and 2021 respectively (the “**2023 Annual Report**”, “**2022 Annual Report**” and “**2021 Annual Report**”); and (iii) any other information set out in the Circular.

We have also relied on the statements, information, opinions and representations contained or referred to in the Circular and/or provided to us by the Directors and management of the Manager. We have assumed that all the statements, information, opinions and representations contained or referred to in the Circular and/or provided to us were true, accurate and complete in all material aspects at the time they were made and continued to be so up to the Latest Practicable Date. The Manager and the Directors jointly and severally accept full responsibility for the accuracy of the information contained in the Circular and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in the Circular having been arrived at after due and careful consideration and there are no other facts not contained in the Circular, the omission of which would make any statement in the Circular misleading. The Manager and the Directors collectively and individually accept full responsibility for the accuracy of the information contained in the Circular and confirm, having made all reasonable enquiries, that to the best of their knowledge and belief there are no other facts the omission of which would make any statement herein misleading.

We have no reason to believe that any such statements, information, opinions or representations relied on by us in forming our opinion are untrue, inaccurate or misleading, nor are we aware of any material facts the omission of which would render them untrue, inaccurate or misleading. We consider that we have been provided with and have reviewed sufficient information to reach an informed view and to provide a reasonable basis for our opinion. Spring REIT will notify the Unitholders of any material change after the Latest Practicable Date and after the despatch of the Circular. Independent Unitholders will also be informed as soon as practicable when there are any material changes to the information contained or referred to herein as well as changes to our opinion after the Latest Practicable Date and up to and including the date of the EGM. We have not, however, conducted any independent investigation into the business, financial conditions and affairs or the future prospects of Spring REIT.

PRINCIPAL FACTORS AND REASONS CONSIDERED

In formulating our recommendation, we have taken into consideration the principal factors and reasons set out below.

1. BACKGROUND INFORMATION OF SPRING REIT

1.1 Principal business of Spring REIT

Spring REIT was listed on the Hong Kong Stock Exchange in 2013 and is a real estate investment trust which owns and invests in income-producing real estate primarily in Mainland China, while seeking yield-accretive investment opportunities globally.

LETTER FROM THE INDEPENDENT FINANCIAL ADVISER

The key objectives of the Manager for Spring REIT are to provide Unitholders with stable distributions and the potential for sustainable long-term growth in distributions and to enhance the value of its real estate assets. Spring REIT's current portfolio comprises:

- (i) all office floors of Office Tower 1 and Office Tower 2 of China Central Place (which are located in Beijing, the PRC);
- (ii) a 68% interest in Huamao Place, being a seven-storey shopping mall located in Huizhou, Greater Bay Area (which was acquired by Spring REIT on 28 September 2022); and
- (iii) a portfolio of 84 commercial properties in the United Kingdom (the “UK Portfolio”), which is leased to Kwik-Fit (GB) Limited, a leading car servicing provider in the United Kingdom with over 600 centres nationwide.

1.2 Financial information of Spring REIT

Set out below is a table summarising certain key items of the profit and loss accounts and balance sheet of Spring REIT as extracted from the 2023 Annual Report, the 2022 Annual Report and the 2021 Annual Report.

	For the year ended 31 December (“FY”)		
	2021	2022	2023
	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>
	(audited)	(audited)	(audited)
Revenue	528,446	577,851	732,448
Net property income	396,373	440,428	543,262
Total distributable income	297,687	292,606	252,139
Number of Units outstanding ('000)	1,472,384	1,484,931	1,440,497 ^(Note)
DPU (HK cents)	22.0	21.2	19.0
Distribution payout ratio	90.0%	92.5%	97.5%
	As at 31 December		
	2021	2022	2023
	<i>RMB'000</i>	<i>RMB'000</i>	<i>RMB'000</i>
	(audited)	(audited)	(audited)
Total assets	9,884,003	12,930,993	12,785,525
- <i>Investment properties</i>	9,307,096	12,082,952	12,039,343
- <i>Restricted bank balances</i>	320,223	366,840	326,532
- <i>Cash and cash equivalent</i>	156,047	202,434	222,893
Total liabilities	(3,212,350)	(5,424,985)	(5,683,711)
- <i>Interest-bearing borrowings</i>	(2,960,830)	(4,857,346)	(5,054,490)
NAV attributable to the Unitholders	6,671,653	6,558,843	6,130,664

LETTER FROM THE INDEPENDENT FINANCIAL ADVISER

Note: Total number of Units outstanding decreased as compared to that of FY2022 mainly due to Spring REIT having conducted an off-market unit buy-back in FY2023. For details, please refer to Spring REIT's circular dated 27 May 2023.

Between FY2021 and FY2023, Spring REIT had been faced with challenging operating conditions in face of the COVID-19 pandemic, geopolitical tensions and a distressed real estate sector in the PRC. Spring REIT's revenue and net property income were, however, on an increasing trend due to the abovementioned acquisition of Huamao Place in September 2022.

Due mainly to the increase in cash interest expenses between FY2021 and FY2023 resulting from increased borrowings as mentioned below, as well as rising interest rates, total distributable income of Spring REIT decreased despite the increase in net property income. Consequently, despite a higher payout ratio, DPU had decreased.

Between 31 December 2021 and 31 December 2023, Spring REIT's investment properties had increased mainly due to the addition of Huamao Place to its portfolio. Total liabilities which were principally made up of interest-bearing borrowings increased in tandem as the acquisition of Huamao Place was mainly financed by debt.

Valuation of Spring REIT's investment properties

Reference is also made to the Valuation Report in respect of the Existing Properties in Appendix 2 to the Circular prepared by Knight Frank Petty Limited, the Independent Property Valuer. We note that Knight Frank Petty Limited is the current principal valuer of Spring REIT. Based on our review of the Valuation Report, we noted that the valuation methodologies, principal bases and assumptions adopted in valuing the Existing Properties, being the CCP Property, the UK Portfolio and a 68% in Huamao Place, are largely consistent with those adopted by Knight Frank Petty Limited in valuing these properties as disclosed in the 2023 Annual Report. We are of the view that (i) the valuation approaches are commonly adopted and in line with the market practice; and (ii) the valuation methodologies, principal bases and assumptions adopted by the Independent Property Valuer are appropriate. We also note that the value of the Existing Properties as at 30 April 2024 (being approximately HK\$13,268.4 million according to the Valuation Report) would not be materially different from the value of these properties as at 31 December 2023 (being approximately RMB12,039.3 million (equivalent to approximately HK\$13,182.2 million, based on the exchange rate of HK\$1.00 to RMB0.9133 as stated in the "Definitions" of the Circular)).

Conclusion

Overall, we observed that Spring REIT's financial performance had remained largely stable, with some increase in debt service burden due to its higher level of borrowings and rising interest rates.

LETTER FROM THE INDEPENDENT FINANCIAL ADVISER

2. The Subject 2024 Manager Fee Units and the Whitewash Waiver

2.1 Background

As detailed in the paragraph headed “II. Part Payment of Manager’s Fees by way of Units” in the “Letter from the Board” of the Circular, the Manager (in its personal capacity) is entitled to receive Manager’s Fees for its services under the Trust Deed, which include a Base Fee of 0.4% per annum of the amount of the Deposited Property and a Variable Fee of 3.0% per annum of net property income (before certain deductions), in the form of Units and/or cash. The Manager’s Fees are payable by Spring REIT quarterly in arrears.

Pursuant to the Trust Deed, the Manager shall make an election for the payment of the Base Fee and the Variable Fee in the form of Units and/or cash, which is irrevocable, on or before 15 January of each year.

According to the December 2023 Announcement, the Manager made the 2024 Election on 13 December 2023. In this regard, we note that the 2024 Election is largely consistent with the Manager’s past and current practices since Spring REIT’s listing in 2013 as further discussed in the paragraph headed “5. Rationale and other considerations for the issuance of the Subject 2024 Manager Fee Units” below.

2.2 The 2024 Manager Fee Units

The 2024 Manager Fee Units represent the Manager Fee Units expected to be issued by Spring REIT to the Manager to settle 80% of the Base Fee payable to the Manager for the year ending 31 December 2024. Having considered that (i) the 2024 Manager Fee Units are being determined in accordance with the 2024 Election as mentioned above; and (ii) the practice to receive a portion of the manager fee in the form of REIT units, as well as the manager fee structure under the 2024 Election, are in line with industry practice as further discussed in the paragraph headed “5. Rationale and other considerations for the issuance of the Subject 2024 Manager Fee Units” below, we are of the view that the terms in determining the number of the 2024 Manager Fee Units are fair and reasonable.

According to the “Letter from the Board” of the Circular, the first tranche of the 2024 Manager Fee Units were issued on 30 April 2024, and the rest of the 2024 Manager Fee Units are expected to be issued in three further tranches in August 2024, October 2024 and March 2025 following the end of the preceding financial quarter.

As at the Latest Practicable Date, (i) the Manager Presumed Concert Group was collectively interested in 791,884,729 Units, representing approximately 54.61% of the total number of issued Units; and (ii) the Manager Concert Group (which includes members of the Manager Presumed Concert Group other than Huamao Property and parties acting in concert with Huamao Property) was collectively interested in 431,696,309 Units, representing approximately 29.77% of the total number of issued Units. It is anticipated that the issuance of one of the further tranches of the 2024 Manager Fee Units (being the Subject 2024 Manager Fee Tranche) will result in a mandatory offer threshold under Rule 26 of the Takeovers Code being reached by the Manager Concert Group. Based on the illustration set out in the table headed “(i)

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Scenario 1 — Illustrative Tranche Units” in the paragraph headed “III. Effect on the Unitholding structure of Spring REIT” in the “Letter from the Board” of the Circular, the Subject 2024 Manager Fee Tranche pertains to the 2024 Manager Fee Units to be issued in respect of the fees payable to the Manager for the second quarter of 2024, on the 2Q24 Fees Issue Date in August 2024.

The Manager, having considered that the cash savings resulting from the continued implementation of its longstanding policy to receive the majority of the Manager’s Fees (i.e. 80% of the Base Fee) in the form of Units will increase the distributions paid to Unitholders and is therefore in the interests of Spring REIT’s unitholders, proposes to seek Unitholders’ approval for the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver by way of the EGM Resolutions.

Where the number of Units issued under the Subject 2024 Manager Fee Units Tranche would exceed the Maximum Subject 2024 Manager Fee Units (being 6,469,200 Units, as determined by applying a buffer of 20% to the Illustrative Tranche Units to cater for changes in property and capital market conditions), the excess Units will not be issued and the amount of Base Fee corresponding to these excess Units will instead be settled in cash. In this regard, we note that in accordance with the Trust Deed, the number of Manager Fee Units to be issued to settle the Manager’s Fee is determined by dividing the relevant amount of the Manager’s Fees to be settled in the form of Units by the Market Price. Therefore, the corresponding actual number of Manager Fee Units will be subject to fluctuations of the Unit closing price. In assessing the fairness and reasonableness of the 20% buffer applied in arriving at the Maximum Subject 2024 Manager Fee Units, we have considered historical fluctuations of the Unit closing prices during the period commencing from 19 July 2023 to the Last Trading Day (the “**Review Period**”). We consider a period of one year is adequate and representative for illustrating the recent price movements of the Units which reflects (i) market and investors’ reactions towards the latest development of Spring REIT; and (ii) prevailing market sentiment. We note that during the Review Period, the lowest and highest closing prices of the Units were HK\$1.77 and HK\$2.29 per Unit recorded on 26 March 2024 and 3 January 2024 respectively, which implies a fluctuation of approximately 29.4%. The 20% buffer applied is within the aforesaid range of fluctuation of Unit closing price during the Review Period. On this basis, we are of the view that applying such buffer in arriving at the Maximum Subject 2024 Manager Fee Units is fair and reasonable.

It should be noted that if the EGM Resolutions are not passed or the Whitewash Waiver is not granted by the Executive, Spring REIT will not issue the Subject 2024 Manager Fee Units, and in accordance with Clause 11.1.1.4 of the Trust Deed, future payments of the Manager’s Fee will be settled in cash in order not to exceed any thresholds for triggering a mandatory offer under the Takeovers Code.

3. Financial effects of the issuance of the Subject 2024 Manager Fee Units

The matter that requires consideration by the Independent Unitholders is whether or not to approve the issuance of the Subject 2024 Manager Fee Units by Spring REIT, as well as the Whitewash Waiver that is the pre-requisite for such issuance. As mentioned above, in the case where the approval from Unitholders cannot be obtained, Spring REIT will settle future payments of the Manager’s Fee in cash and the working capital of the Group will reduce by the same amount.

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From the Independent Unitholders' perspective, the **pros** of allowing Spring REIT to issue the Subject 2024 Manager Fee Units is that Spring REIT can retain more cash for distribution to the Unitholders, while the **cons** of approving the same is that there will be unitholding dilution effect.

To quantitatively demonstrate such impacts, the Manager has prepared illustrations showing the effects on DPU and NAV per Unit assuming all the 2023 Manager Fee Units were instead paid in cash. In such hypothetical scenario, the additional cash outlay would have amounted to approximately RMB38.6 million; while the total number of Units in issue would have been reduced by 20,327,684 units. We consider the illustrations using 2023 actual figures to be reasonable and appropriate as the Manager also elected to receive 80% of the Base Fee in the form of Units and receiving its entire Variable Fee in cash for the year ended 31 December 2023, which is the same as the 2024 Election.

3.1 DPU

According to the paragraph headed "IV. Illustrative financial effects of the issuance of the Subject 2024 Manager Fee Units" in the "Letter from the Board" of the Circular, assuming all the 2023 Manager Fee Units were instead paid in cash, the DPU for the year ended 31 December 2023 will decrease by approximately 14.7% from HK19.0 cents to HK16.2 cents.

It therefore can be shown that settling certain Manager's Fees through the issuance of Units instead of cash enhances the immediate DPU to Unitholders. The dilution effect on subsequent DPUs as a result of issuance of the Manager Fee Units will be gradual.

3.2 NAV attributable to Unitholders per Unit

According to the paragraph headed "IV. Illustrative financial effects of the issuance of the Subject 2024 Manager Fee Units" in the "Letter from the Board" of the Circular, assuming all the 2023 Manager Fee Units were instead paid in cash, the NAV attributable to Unitholders per Unit as at 31 December 2023 would have been marginally higher by approximately 0.79% at HK\$4.72 compared with HK\$4.68.

Notwithstanding that the issuance of Units to settle a portion of the Manager's Fees may have a negative impact on the NAV attributable to Unitholders per Unit (due to the current Market Price, which will be used as reference to determine the issue price of the Manager Fee Units, being at below NAV per Unit), we are of the view that on balance, immediate DPU would generally be of greater emphasis by Independent Unitholders given their yield seeking nature when investing in REITs. The immediate DPU reflects the returns that Unitholders can actually receive in cash from their investment in Spring REIT. We are therefore of the view that the issuance of the Subject 2024 Manager Fee Units will likely have a positive financial effect on the way Spring REIT is valued and perceived by investors and the market.

4. Effect on the unitholding structure of Spring REIT

As mentioned in the paragraph headed "3. Financial effects of the issuance of the Subject 2024 Manager Fee Units" above, the cons of approving the issuance of the Subject 2024 Manager Fee Units is that there will be unitholding dilution effect.

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In this regard, the Manager has set out the illustrative unitholding structure of Spring REIT as at (a) the Latest Practicable Date; and (b) each Issue Date assuming the Illustrative Tranche Units will be issued, under the table headed “(i) Scenario 1 — Illustrative Tranche Units” in the paragraph headed “III. Effect on the unitholding structure of Spring REIT” in the “Letter from the Board” of the Circular. Based on the illustration, it is noted that the unitholding of Independent Unitholders will be gradually diluted from approximately 33.70% as at the Latest Practicable Date, to approximately 33.58%, 33.45% and 33.33% upon the issuance of 2024 Manager Fee Units for 2Q24 Manager’s Fees, 3Q24 Manager’s Fees and 4Q24 Manager’s Fees respectively. The total number of issued Units will also be enlarged from 1,450,217,368 as at the Latest Practicable Date, to 1,455,608,368, 1,460,999,368 and 1,466,390,368 as at the 2Q24 Fees Issue Date, 3Q24 Fees Issue Date and 4Q24 Fees Issue Date respectively.

We have considered the dilution effect on unitholding over the period due to the issuance of the Subject 2024 Manager Fee Units alongside the positive impact of preservation of cash that can be deployed for immediate distribution to Unitholders. We note that the issuance of 2024 Manager Fee Units would result in unitholding dilution for Independent Unitholders from approximately 33.70% as at the Latest Practicable Date to approximately 33.33% as at the 4Q24 Fees Issue Date. In terms of magnitude, this represents about 1.1% reduction. Meanwhile as elaborated in the paragraph headed “3. Financial effects of the issuance of the Subject 2024 Manager Fee Units” above, assuming all the 2023 Manager Fee Units were instead paid in cash, the immediate effect on DPU would be a reduction of approximately 14.7%. In other words, if the Manager were to receive cash instead of 2023 Manager Fee Units, Independent Unitholders would have received 14.7% less in immediate cash distribution, as opposed to the marginal dilution effect if the Manager opt to receive Units instead of cash. Therefore, on balance, such practice of receiving a portion of the Manager’s Fee in the form of Units provides higher immediate cash returns to Unitholders.

5. Rationale and other considerations for the issuance of the Subject 2024 Manager Fee Units

Our analysis in relation to the rationale and other considerations for the issuance of the Subject 2024 Manager Fee Units are as follows.

5.1 Continuation of current practice

Pursuant to the Trust Deed, the Manager is entitled to make an election for the payment of the Base Fee and the Variable Fee entirely in the form of cash, entirely in the form of Units or partly in cash and partly in Units annually by notice in writing to the Trustee and announcement to the Unitholders. Such elections, which are irrevocable, must be made on or before 15 January of each year.

As stated in the “Letter from the Board” of the Circular, for every year since the listing of Spring REIT in 2013, other than in 2013 and 2014, and from 2017 to 2019, the Manager had elected for the Base Fee to be paid in the form of cash (as to 20%) and in the form of Units (as to 80%) and the Variable Fee to be paid entirely in the form of cash. In 2013 and 2014, the Manager elected to receive 80% of its Base Fee and Variable Fee in the form of Units and 20% of its Base Fee and Variable Fee in the form of cash. From 2017 to 2019, the Manager elected to receive all of its Base Fee in the form of Units and all of its Variable Fee in the form of cash.

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For the year ending 31 December 2024, the Manager had made the 2024 Election on 13 December 2023 where, among others, it will continue to receive 80% of the Base Fee for the year ending 31 December 2024 in the form of Units. The Whitewash Waiver therefore allows Spring REIT to continue this current practice and to issue the Subject 2024 Manager Fee Units.

5.2 In line with industry practice of other REITs listed on the Stock Exchange

We have conducted a general review of manager fee structures of the nine other externally-managed REITs which are listed on the Stock Exchange and noted that the managers of seven of these other REITs had elected to receive certain portion of their fees in the form of REIT units in their past and current financial years (i.e. the years of 2023 and 2024). Set out below are further details of the manager fee structures in terms of the portion of fees received in the form of REIT units/cash of those seven other REITs during the aforesaid period, based on publicly available information. We are of the view that such information in the recent two years reflect the prevailing industry practice in this regard.

Name of REIT	Stock code	Manager fee structures
Hui Xian Real Estate Investment Trust	87001	<p>2023 Base fee and variable fee: 70% in REIT units, 30% in cash</p> <p>2024 Base fee and variable fee: 50% in REIT units, 50% in cash</p>
Sunlight Real Estate Investment Trust	435	<p>2023 and 2024 Base fee and variable fee: 50% in REIT units, 50% in cash</p>
Prosperity Real Estate Investment Trust	808	<p>2023 and 2024 Base fee and variable fee in respect of initial properties: 100% in REIT units Base fee and variable fee in respect of additional properties: 80% in REIT units, 20% in cash</p>
Fortune Real Estate Investment Trust	778	<p>2023 and 2024 Base fee: 80% in REIT units, 20% in cash Performance fee: 100% in cash</p>
Champion Real Estate Investment Trust	2778	<p>2023 and 2024 Manager's fee: 50% in REIT units, 50% in cash</p>
Yuexiu Real Estate Investment Trust	405	<p>2023 and 2024 Manager's fee: 100% in REIT units</p>
SF Real Estate Investment Trust	2191	<p>2023 and 2024 Manager's fee: 100% in REIT units</p>

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Based on the table above, we note that the manager fee structure varies among different REITs. In general, the portion of manager fee received and to be received in the form of REIT unit ranges from 50% to 100%. We also note that the manager fee structure of Fortune Real Estate Investment Trust (stock code: 778) is the same as that under the 2024 Election. Having considered that (i) the managers of seven out of nine other externally-managed REITs which are listed on the Stock Exchange have elected to receive certain portion of their fees in the form of REIT units; and (ii) in terms of the portion to be received in the form of REIT units, the 2024 Election is generally in line with the manager fee structures of two-thirds of the other externally-managed REITs, we are of the view that it is common and general market practice that managers of REITs listed on the Stock Exchange receive a portion of their fees in the form of REIT units, and the manager fee structure under the 2024 Election is in line with industry practice. The Whitewash Waiver is to facilitate Spring REIT's ability to issue the Subject 2024 Manager Fee Units and the continued implementation of this form of remuneration structure in line with industry practice.

5.3 No change in single largest Unitholder group

The Manager Concert Group currently holds 29.77% interests in the Units and is the single largest Unitholder group of Spring REIT. If the issuance of the Subject 2024 Manager Fee Units and Whitewash Waiver are approved, an implication will be that in future, the Manager Concert Group will be able to increase its Unitholding by no more than 2% from its lowest collective percentage holding in each 12-month period without triggering the obligation to make a mandatory general offer under Rule 26 of the Takeovers Code.

In this respect, we note that the Manager Concert Group is already Spring REIT's single largest Unitholder group and the issuance of the Subject 2024 Manager Fee Units and Whitewash Waiver will not therefore result in a material change in Spring REIT's unitholding structure, such as the introduction of a new controlling Unitholder. Spring REIT's business operations are also not expected to experience any material change.

5.4 Higher immediate DPU

As illustrated in the paragraph headed "3. Financial effects of the issuance of the Subject 2024 Manager Fee Units" above, settling certain Manager's Fees through the issuance of Units instead of cash will result in higher immediate DPU to Unitholders. Therefore, the Whitewash Waiver and the issuance of the Subject 2024 Manager Fee Units will have a positive impact on cash returns of Unitholders and will also likely have a positive impact on the way Spring REIT is valued and perceived by investors and the market.

Overall, we concur with the Manager's view that the issuance of the Subject 2024 Manager Fee Units, and accordingly, the Whitewash Waiver (being the pre-requisite for Spring REIT to proceed with such issuance of Units), are fair and reasonable and in the interests of the Independent Unitholders.

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RECOMMENDATION

Having considered the above principal factors and reasons, in particular,

- (i) the 2024 Manager Fee Units are being determined in accordance with the 2024 Election, which is in line with industry practice;
- (ii) the 20% buffer applied in deriving the Maximum Subject 2024 Manager Fee Units that aims to cater for potential changes in the Unit closing price, is within the range of fluctuation of Unit closing price during the Review Period;
- (iii) the issuance of the Subject 2024 Manager Fee Units and Whitewash Waiver would allow Spring REIT to continue its longstanding practice of receiving a portion of the Manager's Fee in the form of Units;
- (iv) despite that the issuance of the Subject 2024 Manager Fee Units would result in unitholding dilution, the positive impact would be the preservation of cash which enhances cash distribution. On balance, such practice provides higher immediate cash returns to Unitholders when compared with settling the entire Manager's Fees in cash under alternative circumstance; and
- (v) the fact that the Manager Concert Group is already Spring REIT's single largest Unitholder group and the issuance of the Subject 2024 Manager Fee Units and Whitewash Waiver will not result in a material change in the unitholding structure (such as the introduction of a new controlling Unitholder) and business operations of Spring REIT,

we are of the view that the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver are fair and reasonable and in the interests of the Independent Unitholders. Accordingly, we advise the Independent Unitholders to vote in favour of the EGM Resolutions.

Yours faithfully,
For and on behalf of
Altus Capital Limited

Chang Sean Pey
Responsible Officer

Mr. Chang Sean Pey ("Mr. Chang") is a Responsible Officer of Altus Capital Limited licensed to carry on Type 4 (advising on securities), Type 6 (advising on corporate finance) and Type 9 (asset management) regulated activities under the SFO and permitted to undertake work as a sponsor. He is also a Responsible Officer of Altus Investments Limited licensed to carry on Type 1 (dealing in securities) regulated activity under the SFO. Mr. Chang has over 25 years of experience in banking, corporate finance advisory and investment management. In particular, he has participated in sponsorship work for initial public offerings and acted as financial adviser or independent financial adviser in various corporate finance advisory transactions.

I. FINANCIAL SUMMARY

The financial information of the Group for each of the years ended 31 December 2021, 2022 and 2023 are disclosed in the following documents which have been published on the websites of the Stock Exchange (<https://www.hkexnews.hk>) and Spring REIT (<http://www.springreit.com>), respectively:

- (i) the audited consolidated financial information of the Group for the year ended 31 December 2021 is disclosed in the annual report of Spring REIT for the year ended 31 December 2021 published on 22 April 2022, from pages 133 to 178;
- (ii) the audited consolidated financial information of the Group for the year ended 31 December 2022 is disclosed in the annual report of Spring REIT for the year ended 31 December 2022 published on 24 April 2023, from pages 157 to 206; and
- (iii) the audited consolidated financial information of the Group for the year ended 31 December 2023 is disclosed in the annual report of Spring REIT for the year ended 31 December 2023 published on 25 April 2024, from pages 164 to 218.

Set out below is a summary of the financial information of the Group for each of the years ended 31 December 2021, 2022 and 2023 as extracted from the relevant annual reports of Spring REIT.

<i>(in RMB thousands unless otherwise specified)</i>	Year ended 31 December		
	2023	2022	2021
Revenue	732,448	577,851	528,446
(Loss)/ profit before taxation and transactions with Unitholders	(8,561)	221,940	516,406
Income tax expense	(44,998)	(103,508)	(6,456)
(Loss)/ profit for the year, before transactions with Unitholders attributable to the Unitholders	(77,544)	28,352	509,950
Profit for the year, before transactions with Unitholders attributable to non-controlling interests	23,985	90,080	—
Comprehensive income before transactions with Unitholders attributable to the Unitholders	(58,008)	135,878	471,679
Comprehensive income attributable to non-controlling interests	23,985	90,080	—
Total Distributable Income	252,139	292,606	297,687
Payout Ratio	97.5%	92.5%	90.0%
Distribution per Unit	HK19.0 cents	HK21.2 cents	HK22.0 cents
(Loss)/ earnings per Unit	(RMB5.3 cents)	RMB1.9 cents	RMB34.7 cents

The auditors' reports issued by the auditors of Spring REIT in respect of the audited consolidated financial statements of the Group for each of the years ended 31 December 2021, 2022 and 2023 did not contain any modified opinion, emphasis of matter or material uncertainty related to going concern.

In respect of the audited consolidated financial statements of the Group for each of the years ended 31 December 2021, 2022 and 2023, save as disclosed above, there were no items of income or expense which are material.

II. INDEBTEDNESS STATEMENT

As at the close of business on 30 April 2024, being the latest practicable date for the purpose of this statement of indebtedness prior to the posting of this Circular, Spring REIT had secured bank borrowings of RMB5,048 million and lease liabilities of RMB11 million. The details of the secured bank borrowings are as follows:

- (i) a facility of HK\$4,875 million consisting of a committed facility of HK\$3,705 million and an uncommitted facility of HK\$1,170 million (the "CCP Facilities"), which will mature in September 2025. Of the CCP Facilities, HK\$4,365 million was outstanding as at 30 April 2024.
- (ii) a facility of GBP51 million (the "UK Facility") which will expire in January 2025. Of the UK Facility, GBP47.8 million was outstanding as at 30 April 2024; and
- (iii) a facility of RMB900 million which will mature in March 2032, of which RMB700.92 million was outstanding as at 30 April 2024.

The above facilities are secured by a pledge of Spring REIT's investment properties, derivative financial instruments, rent receivables and all future rent receivables, restricted bank balances, interests in certain subsidiaries of Spring REIT and certain assets of a subsidiary of Spring REIT. In addition, the Trustee has provided guarantees in respect of the above facilities.

The lease liabilities are unguaranteed and unsecured.

Save as disclosed above, and apart from intra-group liabilities, the Group did not have any outstanding loan capital issued or agreed to be issued, bank overdrafts, loans, debt securities, borrowing or other similar indebtedness, liabilities under acceptance (other than normal trade bills) or acceptance credits, debentures, mortgages, charges, finance leases, hire purchase commitments, guarantees or other material contingent liabilities as at the close of business on 30 April 2024.

III. MATERIAL CHANGE

The Directors confirm that save and except for the following, there had been no material change in the financial or trading position or outlook of the Group since 31 December 2023, being the date to which the latest published audited consolidated financial statements of the Group were made up, up to and including the Latest Practicable Date.

- (a) The Group's derivative financial instruments, which consist of interest rate swaps and cross currency swaps, recorded unrealised mark-to-market gains during the four months ended 30 April 2024 due to fluctuations in the interest rate and foreign exchange markets which led to fair value changes. In comparison, it recorded unrealised losses in 2023. Such unrealised mark-to-market gains/losses are non-cash in nature and will be adjusted back when determining the total distributable income of the Group.
- (b) The Group recorded lower finance costs on interest-bearing borrowings during the four months ended 30 April 2024 as compared to the year ended 2023, on a pro-rata basis, mainly due to lower unrealised foreign exchange losses resulting from the fluctuations in exchange rates when HK\$-denominated bank borrowings were converted to the reporting currency of RMB in the financial statements. Such unrealised foreign exchange losses are non-cash in nature and will be adjusted back when determining the total distributable income of the Group.

The following is the text of a valuation report received from Knight Frank Petty Limited, the Independent Property Valuer, in connection with the valuations of the Existing Properties, as at 30 April 2024 and for the purpose of inclusion in this Circular.



Private & Confidential
The Board of Directors
Spring Asset Management Limited
(as manager of Spring Real Estate Investment Trust)
Room 2602, 26/F, LHT Tower
31 Queen's Road Central
Central, Hong Kong

DB Trustees (Hong Kong) Limited
(as trustee of Spring Real Estate Investment Trust)
60/F, International Commerce Centre
1 Austin Road West, Kowloon, Hong Kong

23 July 2024

Dear Sirs,

- (1) Office Towers 1 & 2 and a total of approximately 600 Underground Car Parking Spaces of China Central Place located at Nos 79 & 81 Jianguo Road, Chaoyang District, Beijing, The People's Republic of China;**
- (2) Huamao Place, No. 9 First Wenchang Road, Jiangbei, Huicheng District, Huizhou City, Guangdong Province, The People's Republic of China; and**
- (3) 84 properties located in the United Kingdom (the "Properties")**

In accordance with the instructions of Spring Asset Management Limited (the "Company") and DB Trustees (Hong Kong) Limited (the "Trustees") for us to value the Properties in the People's Republic of China (the "PRC") and the United Kingdom (the "UK"), we have been advised by the Company that the Properties comprise all properties owned by the Company. We confirm that we have made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market values of the Properties as at 30 April 2024 (the "Valuation Date").

Basis of Valuation

Market Value is defined within “The HKIS Valuation Standards 2020” issued by HKIS and “The RICS Valuation — Global Standards” issued by RICS as: -

“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.”

Market Value is also understood as the estimated exchange price of an asset without regard to the seller’s costs of sale or the buyer’s costs of purchase and without adjustment for any taxes payable by either party as a direct result of the transaction.

Market value is the most probable price reasonably obtainable in the market on the valuation date in keeping with the market value definition. It is the best price reasonably obtainable by the seller and the most advantageous price reasonably obtainable by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, special considerations or concessions granted by anyone associated with the sale, or any element of value available only to a specific owner or purchaser.

Valuation Methodology

We have valued the Properties by using “Income Approach — Term and Reversion Method” by capitalization of the net incomes shown on the tenancy schedules handed to us by the Company and made provisions for reversionary income potential. For cross checking purpose, we have adopted the Market Approach. In adopting Market Approach, we have made reference to sales evidence as available in the market.

Title Documents and Encumbrances

For the properties located in the PRC, we have been provided with the copies of extracts of documents (including legal opinions from the Company’s PRC legal advisers) in relation of the title to the Properties. However, we have not examined the original documents to ascertain any amendments which may not appear on the copies handed to us. We have relied on the information and legal opinion given by the Company and its legal adviser regarding the titles and other legal matters relating to the Properties.

For the properties located in the UK, we have been provided with reports and legal opinions on title of the Properties prepared by the legal adviser of the Company. We have relied on the information and legal opinion provided by the Company and its legal advisers regarding the title and other legal matters relating to the Properties. We understand that 62 of the properties are held under freehold (known as ‘heritable interest’ in Scotland), with the remaining 22 held under long leasehold.

As advised by the Company and supported by the title information, reports and legal opinions provided by the legal advisers that they have provided to us, the Properties have proper legal title. No allowance has been made in our valuation for any charges, mortgages or amounts owing on any of the Properties nor for any expenses or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the Properties are free from encumbrances, restrictions and outgoings of any onerous nature which could affect their values.

Source of Information

We have relied on a considerable extent on the information given by the Company, the reports on the titles and legal opinions prepared by the legal advisers of the Company. We have no reason to doubt the truth and accuracy of the information provided to us by the Company and/or the legal advisers of the Company which is material to the valuation. We have accepted advice given by the Company on such matters as planning approvals or statutory notices, easements, tenure, ownership, completion dates of buildings, particulars of occupancy, tenancy details, floor areas and all other relevant matters. Unless otherwise stated, dimensions, measurements and areas included in the valuation report are based on information contained in the documents provided to us and are therefore only approximations. We have not been able to carry out on-site measurements to verify the correctness of the floor areas of the Properties and we have assumed that the floor areas shown on the documents handed to us are correct. We were also advised by the Company that no material facts have been omitted from the information provided.

The site areas for the Properties located in the UK are taken from Promap. We have been provided with floor areas, understood to be on a Gross Internal Area (GIA) basis, from measured surveys undertaken by Plowman Craven.

Inspection and Measurement

We have inspected the exterior, and where possible, the interior of the Properties in January, April, May, July and September 2023 by Charrisa Xia, Ed Price, Pav Panesar, Tom Poynton, and Tom Rigg. During the course of our inspections, we did not note any serious defects. However, no structural survey has been made and we are therefore unable to report as to whether the Properties are not free of rot, infestation or any other structural defects. Our valuation is based on the assumption that these aspects are satisfactory. Unless otherwise stated, we have not been able to carry out on-site measurement to verify the site and floor areas of the Properties and we have assumed that the areas shown on the copies of the document handed to us are correct. No tests were carried out on any of the services.

Identity of Properties to be valued

We exercised reasonable care and skill (but will not have an absolute obligation to you) to ensure that the Properties, identified by the property addresses in your instructions, are the properties inspected by us and contained within our valuation report. If there is ambiguity as to the property address, or the extent of the Properties to be valued, this should be drawn to our attention in your instructions or immediately upon receipt of our report.

Environmental Issues

We are not environmental specialists and therefore we have not carried out any scientific investigations of sites or buildings to establish the existence or otherwise of any environmental contamination, nor have we undertaken searches of public archives to seek evidence of past activities that might identify potential for contamination. In the absence of appropriate investigations and where there is no apparent reason to suspect potential for contamination, our valuation is prepared on the assumption that the Properties are unaffected. Where contamination is suspected or confirmed, but adequate investigation has not been carried out and made available to us, then the valuation will be qualified.

Compliance with Relevant Rules and Regulations

We have assumed that the Properties have been constructed, occupied and used in full compliance with, and without contravention of any rules and regulations, statutory requirement and notices except only where otherwise stated. We have further assumed that, for any use of the Properties upon which this report is based, any and all required licences, permits, certificates, consents, approvals and authorization have been obtained, except only where otherwise stated.

Remarks

As advised by the Company, the potential tax liabilities which may arise from the sale of the properties in the PRC include value-added tax at 5% to 9%; surtaxes at a combined rate of 12% based on the value-added tax paid on the transaction amount; land appreciation tax at progressive rates ranging from 30% to 60% on the appreciation of land value; enterprise income tax at 10% to 25% of the gain(s) of the seller; stamp duty amounting to 0.05% of transaction amount; and withholding tax at 10% on dividend distributed for dividend repatriated outside the PRC; or at 5% on dividend distributed if Hong Kong-PRC double tax arrangement applies.

The potential tax liabilities which may arise from the sale of the properties in the UK include corporation tax at 25% on the capital gain; and value-added tax (VAT) at 20% on the sale price, if applicable.

As advised, the Company has no pending transaction to sell or dispose of the Properties as at the Valuation Date, and therefore the likelihood of any such liability crystallizing is remote.

Knight Frank has prepared the valuation based on the information and data available to us as at the Valuation Date. While the current markets are influenced by various policies and regulations, increased global conflicts could add further fluctuations in real estate market. It must be recognised that enactment of emergency measures, changes in mortgage requirements or international tensions could be immediate and have sweeping impact on the real estate market apart from typical market variations. It should therefore be noted that any market violation, policy, geopolitical and social changes or other unexpected incidents after the Valuation Date may affect the values of the Properties.

Our valuation complies with Chapter 6.8 of the Code of Real Estate Investment Trusts (the “REIT Code”) issued by the Securities and Futures Commission (the “SFC”), the Practice Note on Overseas Investment by SFC — Authorized Real Estate Investment Trusts (forming part of the REIT Code), “The HKIS Valuation Standards 2020” published by The Hong Kong Institute of Surveyors (“HKIS”), and “The RICS Valuation — Global Standards” issued by the Royal Institution of Chartered Surveyors (“RICS”), which incorporate the International Valuation Standards (the “Red Book”).

We hereby confirm that we have neither present nor prospective interests in Spring REIT, the Properties and / or the Company. Pursuant to Paragraph 6.5 of the REIT Code, we confirm that we are independent to Spring REIT, the Company, DB Trustees (Hong Kong) Limited and each of the significant holders of Spring REIT. Pursuant to Paragraph 6.8(e) of the REIT Code, we confirm the valuation report is prepared on a fair and unbiased basis.

Currency

Unless otherwise stated, the currency adopted in this report are in Renminbi (RMB) and British Pounds (£). The exchange rates adopted for conversion are RMB1=HKD1.1012 and £1=HKD9.9611.

Our executive summary and valuation report are attached.

Yours faithfully
For and on behalf of
Knight Frank Petty Limited

Reviewed (but not undertaken) by:

Gary Lau MHKIS MRICS RPS(GP) RICS
Registered Valuer
Senior Director
Valuation & Advisory

Cyrus Fong FRICS FHKIS RPS(GP) MCIREA RICS
Registered Valuer
Executive Director
Head of Valuation & Advisory, Greater China

Notes:

Mr. Cyrus Fong is a fellow member of RICS and HKIS who has over 18 years with extensive experiences in Real Estate Industry. He has conducted numerous assignments for different types of properties including development sites, luxury residential, commercial, industrial properties in Hong Kong, UK and Asia Pacific region for various valuation purposes.

Mr. Gary Lau is a qualified member of RICS and HKIS who has over 15 years with extensive experiences in Real Estate Industry. He has conducted numerous assignments for different types of properties including development sites, residential, office, commercial, logistics, school, convention centre and industrial properties in the PRC, UK and Asia Pacific region for various valuation purposes.

SUMMARY OF VALUES

Property	Market value in existing state as at 30 April 2024	Equivalent to Approximately (HKD)	Attributable interest to the Company	Market value in existing state attributable to the Company as at 30 April 2024 (HKD)
Properties held for investment				
1. Office Towers 1 & 2 and a total of approximately 608 Car Parking Spaces of China Central Place Nos 79 & 81 Jianguo Road Chaoyang District Beijing The PRC	RMB8,560,000,000	9,426,000,000	100%	9,426,000,000
2. Huamao Place No. 9 First Wenchang Road Jiangbei Huicheng District Huizhou City Guangdong Province The PRC	RMB2,850,000,000	3,138,000,000	68%	2,133,840,000
3. ALLOA, Clackmannan Road, United Kingdom FK10 1RR	£836,000	8,330,000	100%	8,330,000
4. ALTRINCHAM, 1-3 Church Street, United Kingdom WA14 4DB	£1,352,000	13,470,000	100%	13,470,000
5. AYR, 38 Fort Street, United Kingdom KA7 1DE	£627,000	6,250,000	100%	6,250,000
6. AYR, 22/26 Maybole Road, United Kingdom KA7 2PZ	£704,000	7,010,000	100%	7,010,000
7. BISHOP AUCKLAND, Cockton Hill Road, United Kingdom DL14 6JN	Nil	Nil	100%	Nil
8. BLYTH, Cowpen Road, United Kingdom NE24 5TT	£884,000	8,810,000	100%	8,810,000

		Market value in existing state as at 30 April 2024	Equivalent to Approximately (HKD)	Attributable interest to the Company	Market value in existing state attributable to the Company as at 30 April 2024 (HKD)
9.	BRIDGWATER, 48-54 St John's Street, United Kingdom TA6 5HY	£923,000	9,190,000	100%	9,190,000
10.	BRIDLINGTON, 32-36 St Johns Street, United Kingdom YO16 7JS	£1,606,000	16,000,000	100%	16,000,000
11.	BURNLEY, Caldervale Road, United Kingdom BB11 1BS	£500,000	4,980,000	100%	4,980,000
12.	CARMARTHEN, Pensarn Road, United Kingdom SA31 2BS	£720,000	7,170,000	100%	7,170,000
13.	CASTLEFORD, 92 Bridge Street, United Kingdom WF10 4LA	£423,000	4,210,000	100%	4,210,000
14.	CHAPEL ALLERTON, 232 Harrogate Road, United Kingdom LS7 4QD	£1,956,000	19,480,000	100%	19,480,000
15.	CHELMSFORD, 103 New London Road, United Kingdom CM2 0PP	£4,193,000	41,770,000	100%	41,770,000
16.	CLEVEDON, 119-120 Kenn Road, United Kingdom BS21 6JE	£418,000	4,160,000	100%	4,160,000
17.	COATBRIDGE, 320 Main Street, United Kingdom ML5 3RX	£604,000	6,020,000	100%	6,020,000
18.	CONGLETON, 46A West Road, United Kingdom CW12 4EU	£596,000	5,940,000	100%	5,940,000
19.	CROYDON, 3 Mitcham Road, United Kingdom CR0 3RU	£1,767,000	17,600,000	100%	17,600,000
20.	DONCASTER, Wheatley Hall Road, United Kingdom DN2 4LP	£287,000	2,860,000	100%	2,860,000

		Market value in existing state as at 30 April 2024	Equivalent to Approximately (HKD)	Attributable interest to the Company	Market value in existing state attributable to the Company as at 30 April 2024 (HKD)
21.	DUMFRIES, 40 Laurieknowe Road, United Kingdom DG2 7DA	£234,000	2,330,000	100%	2,330,000
22.	EDINBURGH, 69B Saughton Road North, United Kingdom EH12 7JB	£736,000	7,330,000	100%	7,330,000
23.	EDINBURGH, 19 Corstorphine Road, United Kingdom EH12 6DD	£1,565,000	15,590,000	100%	15,590,000
24.	EDINBURGH, 81/91 Dundee Street, United Kingdom EH11 1AW	£861,000	8,580,000	100%	8,580,000
25.	EDINBURGH, 107/109 Dundee Street, United Kingdom EH11 1AW	£1,856,000	18,490,000	100%	18,490,000
26.	ELLESMERE PORT, 116 Whitby Road, United Kingdom CH65 0AA	£650,000	6,470,000	100%	6,470,000
27.	ELTHAM, 727 Sidcup Road, United Kingdom SE9 3AQ	£772,000	7,690,000	100%	7,690,000
28.	FORFAR, Queenswell Road, United Kingdom DD8 3JA	£395,000	3,930,000	100%	3,930,000
29.	GLASGOW, 381 Pollokshaws Road, United Kingdom G41 1QZ	£921,000	9,170,000	100%	9,170,000
30.	GLENROTHES, Fullerton Road, United Kingdom KY7 5QR	£774,000	7,710,000	100%	7,710,000
31.	GOOLE, 142-148 Boothferry Road, United Kingdom DN14 6AG	£545,000	5,430,000	100%	5,430,000

		Market value in existing state as at 30 April 2024	Equivalent to Approximately (HKD)	Attributable interest to the Company	Market value in existing state attributable to the Company as at 30 April 2024 (HKD)
32.	GREAT YARMOUTH, 90 North Quay, United Kingdom NR30 1JT	£775,000	7,720,000	100%	7,720,000
33.	HELENSBURGH, 3 Charlotte Street, United Kingdom G84 7PH	£440,000	4,380,000	100%	4,380,000
34.	HORNCHURCH, Ardleigh Green Road, United Kingdom RM11 2ST	£1,077,000	10,730,000	100%	10,730,000
35.	HUDDERSFIELD, Lockwood Road, United Kingdom HD1 3QU	£564,000	5,620,000	100%	5,620,000
36.	HYDE, 26-28 Manchester Road, United Kingdom SK14 2BD	£582,000	5,800,000	100%	5,800,000
37.	ISLINGTON, 379 Camden Road, United Kingdom N7 0SH	£59,000	590,000	100%	590,000
38.	KEIGHLEY, Worthway, United Kingdom BD21 5ET	£426,000	4,240,000	100%	4,240,000
39.	KEYNSHAM, Ashton Way, United Kingdom BS31 2UF	£543,000	5,410,000	100%	5,410,000
40.	KIDDERMINSTER, 20 Churchfields, United Kingdom DY10 2JL	£378,000	3,770,000	100%	3,770,000
41.	KILMARNOCK, 32/36 Low Glencairn Street, United Kingdom KA1 4DD	£805,000	8,020,000	100%	8,020,000
42.	KIRKCALDY, 182 The Esplanade, United Kingdom KY1 2AQ	£671,000	6,680,000	100%	6,680,000
43.	LEVEN, The Promenade, United Kingdom KY8 4PJ	£514,000	5,120,000	100%	5,120,000

		Market value in existing state as at 30 April 2024	Equivalent to Approximately (HKD)	Attributable interest to the Company	Market value in existing state attributable to the Company as at 30 April 2024 (HKD)
Property					
44.	LINCOLN, 148-150 Newark Road, United Kingdom LN5 8QJ	£626,000	6,240,000	100%	6,240,000
45.	LIVERPOOL, 232 Aigburth Road, United Kingdom L17 0BJ	£702,000	6,990,000	100%	6,990,000
46.	LLANDUDNO, Conway Road, United Kingdom LL30 1DE	£1,358,000	13,530,000	100%	13,530,000
47.	LOUGHBOROUGH, 24-29 The Rushes, United Kingdom LE11 5BG	£1,248,000	12,430,000	100%	12,430,000
48.	MIDDLESBROUGH, 3 Lansdowne Road, United Kingdom TS4 2LW	£1,264,000	12,590,000	100%	12,590,000
49.	MONTROSE, 24 George Street, United Kingdom DD10 8EW	£351,000	3,500,000	100%	3,500,000
50.	MOTHERWELL, 99a Airbles Road, United Kingdom ML1 2TJ	£894,000	8,910,000	100%	8,910,000
51.	NORTHWICH, Leicester Street, United Kingdom CW9 5LQ	£949,000	9,450,000	100%	9,450,000
52.	OBAN, Market Street, United Kingdom PA34 4HR	£470,000	4,680,000	100%	4,680,000
53.	OLDHAM, Huddersfield Road, United Kingdom OL1 3HR	£605,000	6,030,000	100%	6,030,000
54.	OLDHAM, Middleton Road / Lansdowne Road, United Kingdom OL9 9EG	£350,000	3,490,000	100%	3,490,000
55.	OTLEY, Bondgate, United Kingdom LS21 3AB	£736,000	7,330,000	100%	7,330,000

		Market value in existing state at 30 April 2024	Equivalent to Approximately (HKD)	Attributable interest to the Company	Market value in existing state attributable to the Company as at 30 April 2024 (HKD)
Property					
56.	PLYMOUTH, 125-129 Alexandra Road, United Kingdom PL4 7EG	£1,268,000	12,630,000	100%	12,630,000
57.	PONTYPRIDD, Sardis Road, United Kingdom CF37 1BA	£591,000	5,890,000	100%	5,890,000
58.	PORTSMOUTH, 94 East Surrey Street, United Kingdom PO1 1JY	£996,000	9,920,000	100%	9,920,000
59.	PRESTON, Market Street, United Kingdom PR1 2HP	£745,000	7,420,000	100%	7,420,000
60.	RADCLIFFE, Bury Road, United Kingdom M26 2UG	£371,000	3,700,000	100%	3,700,000
61.	RUTHERGLEN, 273 Main Street, United Kingdom G73 1EE	£754,000	7,510,000	100%	7,510,000
62.	SHEFFIELD, 726 City Road, United Kingdom S2 1GJ	£516,000	5,140,000	100%	5,140,000
63.	SHEFFIELD, Townhead Street, United Kingdom S1 1YG	£1,128,000	11,240,000	100%	11,240,000
64.	SHIPLEY, 58 Briggate, United Kingdom BD17 7BT	£611,000	6,090,000	100%	6,090,000
65.	SKEGNESS, 50 Roman Bank, United Kingdom PE25 2SP	£801,000	7,980,000	100%	7,980,000
66.	SOUTH CROYDON, 453 Brighton Road, United Kingdom CR2 6EW	£2,721,000	27,100,000	100%	27,100,000
67.	SOUTHPORT, 8 Ash Street, United Kingdom PR8 6JH	£424,000	4,220,000	100%	4,220,000

		Market value in existing state as at 30 April 2024	Equivalent to Approximately (HKD)	Attributable interest to the Company	Market value in existing state attributable to the Company as at 30 April 2024 (HKD)
68.	STIRLING, 11 Burghmuir Road, United Kingdom FK8 2DY	£939,000	9,350,000	100%	9,350,000
69.	STONEHAVEN, 110 Barclay Street, United Kingdom AB39 2AP	£681,000	6,780,000	100%	6,780,000
70.	SUNDERLAND, Monk Street, United Kingdom SR6 0BD	£902,000	8,980,000	100%	8,980,000
71.	THORNBURY, 14 Mead Court, United Kingdom BS35 3UW	£408,000	4,060,000	100%	4,060,000
72.	TOTTENHAM, 32 Monument Way, United Kingdom N17 9NX	£2,845,000	28,340,000	100%	28,340,000
73.	TRURO, Treaswalls Road, United Kingdom TR1 3PY	£1,038,000	10,340,000	100%	10,340,000
74.	WARRINGTON, Priestley Street/Garibaldi Street, United Kingdom WA5 1TE	£508,000	5,060,000	100%	5,060,000
75.	WIGAN, Wallgate, United Kingdom WN5 0XG	£1,373,000	13,680,000	100%	13,680,000
76.	WORCESTER, 1 Carden Street, City Walls, United Kingdom WR1 2AX	£942,000	9,380,000	100%	9,380,000
77.	YOKER, 2369-2375 Dumbarton Road, United Kingdom G14 0NT	£974,000	9,700,000	100%	9,700,000
78.	GLOUCESTER, Unit 3 Northbrook Road, United Kingdom GL4 3DP	£1,320,000	13,150,000	100%	13,150,000
79.	STIRLING, 1 Whitehouse Road, United Kingdom FK7 7SS	£554,000	5,520,000	100%	5,520,000

		Market value in existing state as at 30 April 2024	Equivalent to Approximately (HKD)	Attributable interest to the Company	Market value in existing state attributable to the Company as at 30 April 2024 (HKD)
80.	BARRHEAD, 17 Cross Arthurlie Street, United Kingdom G78 1QY	£546,000	5,440,000	100%	5,440,000
81.	BIRMINGHAM, 900/902 Coventry Road, United Kingdom B10 0UA	£124,000	1,240,000	100%	1,240,000
82.	EDINBURGH, 40a Portobello Road, United Kingdom EH8 7EH	£711,000	7,080,000	100%	7,080,000
83.	LICHFIELD, 8-9 Europa Way, United Kingdom WS14 9TZ	£254,000	2,530,000	100%	2,530,000
84.	NELSON, 130 Leeds Road, United Kingdom BB9 9XB	£470,000	4,680,000	100%	4,680,000
85.	THORNABY ON TEES, 212 Thornaby Road, United Kingdom TS17 8AA	£660,000	6,570,000	100%	6,570,000
86.	WESTON-SUPER-MARE, Winterstoke Road, United Kingdom BS23 3YE	£445,000	4,430,000	100%	4,430,000
	Grand Total:		<u>13,268,370,000</u>		<u>12,264,210,000</u>

VALUATION REPORT

Properties held for investment

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024										
1.	Office Towers 1 & 2 and a total of approximately 608 Car Parking Spaces of China Central Place Nos 79 & 81 Jianguo Road Chaoyang District Beijing The PRC	<p>China Central Place is a mixed-use commercial complex comprising a shopping mall, 3 blocks of office towers, 2 blocks of 5-star hotel, various residential towers, car parking spaces and other ancillary facilities. It is completed in 2006.</p> <p>The property comprises the 25-storey Office Tower 1 (Level 4 to Level 28), the 29-storey Office Tower 2 (Level 4 to Level 32) and a total of about 608 underground car parking spaces of China Central Place with a total gross floor area of approximately 145,372.54 sq.m. Level 16 of Office Tower 1 and Level 20 of Office Tower 2 are used as refuge floor. The underground car parking spaces are on the basement of China Central Place. The property also provides three signages at the eastern and the western sides on the roof of Office Tower 1.</p> <p>The approximate gross floor area of the property is listed as follows:</p> <table border="1"> <thead> <tr> <th>Portion</th> <th>Approximate Gross Floor Area (sq.m)</th> </tr> </thead> <tbody> <tr> <td>Office Tower 1</td> <td>56,068.32</td> </tr> <tr> <td>Office Tower 2</td> <td>64,176.87</td> </tr> <tr> <td>Car Park</td> <td><u>25,127.35</u></td> </tr> <tr> <td>Total:</td> <td><u>145,372.54</u></td> </tr> </tbody> </table> <p>The property is held under land use rights term expiring on 28 October 2053 for office and car park uses.</p>	Portion	Approximate Gross Floor Area (sq.m)	Office Tower 1	56,068.32	Office Tower 2	64,176.87	Car Park	<u>25,127.35</u>	Total:	<u>145,372.54</u>	<p>The office portion of the property with a total gross floor area of approximately 105,249.92 sq.m has been leased under various tenancies with the majority expiring within 3 years, yielding a total monthly rent of approximately RMB36,430,000, exclusive of value-added tax.</p> <p>The remaining portion of the Office Towers 1 and 2 was vacant.</p> <p>The car parking spaces have been leased to a property management company with a term expiring on 31 December 2024, yielding a total annual rent of RMB4,500,000, inclusive of value-added tax.</p> <p>Three signages have been leased under various tenancies with terms expiring on 31 December 2025, 30 April 2026, and 30 November 2026, yielding a total annual rent of approximately RMB3,700,000, exclusive of value-added tax.</p>	<p>RMB8,560,000,000 (RENMINBI EIGHT BILLION FIVE HUNDRED SIXTY MILLION ONLY), which is equivalent to approximately HKD9,426,000,000</p> <p>(100% interest attributable to the Company: HKD9,426,000,000)</p>
Portion	Approximate Gross Floor Area (sq.m)													
Office Tower 1	56,068.32													
Office Tower 2	64,176.87													
Car Park	<u>25,127.35</u>													
Total:	<u>145,372.54</u>													

Notes:

1. Pursuant to the State-owned Land Use Rights Certificate No. Jing Chao Guo Yong (2010 Chu) Di No. 00118 (國有土地使用證京朝國用(2010出)第00118號) dated 21 May 2010, the land use rights of the property with a site area of 13,692.99 sq.m have been granted to RCA01, a wholly-owned subsidiary of the Company, for a land use term expiring on 28 October 2053 for office and car park uses.
2. Pursuant to 56 Real Estate Ownership Certificates Nos. X Jing Fang Quan Zheng Chao She Wai Zi Di No. 521508, 521532 — 521537, 521539 — 521542, 521544 — 521545, 521547, 521549 — 521566, 521568 — 521571, 521573 — 521582 and 521584 — 521593 (X京房權證朝涉外字第521508, 521532 — 521537, 521539 — 521542, 521544 — 521545, 521547, 521549 — 521566, 521568 — 521571, 521573 — 521582 and 521584 — 521593號), the building ownership of the property with a total gross floor area of 145,372.54 sq.m is vested in RCA01.
3. The key parameters adopted in our valuation for the property are summarized as follows:

(i) Term Yield	4.5%
(ii) Reversionary Yield	5.0%
(iii) Average Monthly Unit Market Rent	RMB399

In undertaking our valuation, the key parameters adopted are referenced to various asking rental references of office comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The monthly unit market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

4. Our analysis of the existing tenancy profile according to the tenancy information provided by the Company is set out below:

Occupancy Profile

Type	Approximate Lettable Area (sq.m)	% of total
Leased	105,249.92	87.5
Vacant	14,995.27	12.5
Total:	120,245.19	100.0

Tenancy Expiry Profile

Year	Approximate Leased Area (sq.m)	% of total	No. of Tenancies	% of total
2024 or before	28,544	27	53	28
2025	22,678	22	42	23
2026	34,094	32	53	28
2027 or after	19,934	19	38	21
Total:	105,250	100	186	100

Tenancy Duration Profile

Year	Approximate Leased Area (sq.m)	% of total	No. of Tenancies	% of total
Less than 3 years	13,462	13	25	13
3-6 years	89,939	85	160	86
More than 6 years	1,849	2	1	1
Total:	105,250	100	186	100

5. We have prepared our valuation based on the following assumptions:
- (i) all land premium and costs of resettlement and public utilities services have been fully settled;
 - (ii) the design and construction of the property are in compliance with the local planning regulations and have been approved by the relevant government authorities; and
 - (iii) the property can be freely disposed of to local or overseas purchasers.
6. We have been provided with the Company's PRC legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
- (i) RCA01 has legally obtained the land use rights and building ownership of the property. RCA01 is the sole owner of the property;
 - (ii) RCA01 is entitled to transfer, lease, mortgage or in other ways dispose of the property; and
 - (iii) the land use right and title ownership of the property, as mentioned in notes 1 and 2, is subject to a mortgage. Apart from the mortgage, the property is free from mortgages and encumbrances.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024																
2.	Huamao Place No. 9 First Wenchang Road Jiangbei Huicheng District Huizhou City Guangdong Province The PRC	<p>The property comprises a shopping mall namely Huamao Place, completed in 2011 and erected on a parcel of land with a site area of approximately 41,540.60 sq.m.</p> <p>The property comprises a 5-storey retail development erected over a 2-level basement with a total gross floor area of approximately 144,925.07 sq.m.</p> <p>As advised, the total gross lettable area of the property is approximately 103,686.67 sq.m. Details of the approximate gross lettable area are listed as follows:</p> <table border="1"> <thead> <tr> <th>Level</th> <th>Approximate Gross Lettable Area (sq.m)</th> </tr> </thead> <tbody> <tr> <td>Basement Level 1</td> <td>17,261.05</td> </tr> <tr> <td>Level 1</td> <td>17,841.98</td> </tr> <tr> <td>Level 2</td> <td>16,259.93</td> </tr> <tr> <td>Level 3</td> <td>15,425.46</td> </tr> <tr> <td>Level 4</td> <td>16,892.65</td> </tr> <tr> <td>Level 5</td> <td><u>20,005.60</u></td> </tr> <tr> <td>Total:</td> <td><u>103,686.67</u></td> </tr> </tbody> </table> <p>The property also comprises 700 car parking spaces on Basement Level 2 and 50 open car parking spaces on Level 1. (please see Note No.5 below)</p> <p>The land use rights of the property have been granted for a term expiring on 1 February 2048 for commercial use.</p>	Level	Approximate Gross Lettable Area (sq.m)	Basement Level 1	17,261.05	Level 1	17,841.98	Level 2	16,259.93	Level 3	15,425.46	Level 4	16,892.65	Level 5	<u>20,005.60</u>	Total:	<u>103,686.67</u>	<p>Portion of the property with a total gross lettable area of approximately 98,052.56 sq.m has been leased under various tenancies with the last term expiring in April 2033, yielding a total monthly rental of approximately RMB17,740,000, inclusive of operation management fees but exclusive of building management fees, promotion fees and other outgoings.</p> <p>The remaining portion of the property is currently vacant.</p>	<p>RMB2,850,000,000 (RENMINBI TWO BILLION EIGHT HUNDRED FIFTY MILLION ONLY), which is equivalent to approximately HKD3,138,000,000 (68% interest attributable to the Company: HKD2,133,840,000)</p>
Level	Approximate Gross Lettable Area (sq.m)																			
Basement Level 1	17,261.05																			
Level 1	17,841.98																			
Level 2	16,259.93																			
Level 3	15,425.46																			
Level 4	16,892.65																			
Level 5	<u>20,005.60</u>																			
Total:	<u>103,686.67</u>																			

Notes:

- Pursuant to the State-owned Land Use Rights Certificate No. Hui Fu Guo Yong (2008) Di 1302010063 issued by Huizhou Bureau of Land Resources and Housing Management dated 7 November 2008, the land use rights of a parcel of land with a site area of 41,540.60 sq.m have been granted to Huizhou Runxin Shopping Mall Development Co., Ltd. (惠州市潤鑫商城發展有限公司), an indirect 68%-owned subsidiary of the Company, for a term expiring on 1 February 2048 for commercial use. The remaining 32% of the ownership is held by Huizhou Huamao Xingye Real Estate Development Co., Ltd. (惠州市華貿興業房地產開發有限公司), being an indirect subsidiary of Huamao Property Holdings Ltd..
- Pursuant to the Real Estate Title Ownership Certificate No. Yue Fang De Quan Zheng Huizhou Zi Di 1100140394 issued by Huizhou Bureau of Land Resources and Housing Management dated 29 August 2012, the title of the property with a total gross floor area of 144,925.07 sq.m. is vested in Huizhou Runxin Shopping Mall Development Co., Ltd. (惠州市潤鑫商城發展有限公司).

3. The key parameter adopted in our valuation for the property are summarized as follows:

(i)	Term Yield	5.5%
(ii)	Reversionary Yield	6.0%
(iii)	Average Monthly Unit Market Rent	RMB180

In undertaking our valuation, we have made reference to various asking rental references of office comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The monthly unit market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

4. Our analysis of the existing tenancy profile according to the tenancy information provided by the Company is set out below:

Occupancy Profile

Type	Approximate Lettable Area (sq.m)	% of total
Leased	98,052.56	94.6
Vacant	5,638.71	5.4
Total:	103,691.27	100.0

Tenancy Expiry Profile

Year	Approximate Leased Area (sq.m)	% of total	No. of Tenancies	% of total
2024	23,484	24	171	34
2025	22,672	23	171	34
2026	30,031	31	93	18
2027 and beyond	21,866	22	72	14
Total:	98,053	100	507	100

Year	Approximate Leased Area (sq.m)	% of total	No. of Tenancies	% of total
Less than 1 year	2,010	2	16	3
More than 1 year and up to 2 years	3,074	3	46	9
More than 2 year and up to 3 years	13,247	14	136	27
More than 3 year and up to 4 years	22,857	23	148	29
More than 4 year and up to 5 years	13,341	14	71	14
More than 5 years	43,524	44	90	18
Total:	98,053	100	507	100

5. As advised by the Company, the building ownership for portion of the property in Basement Level 2 with total gross floor area of approximately 10,876.22 sq.m, which such area is designated for civil defense use (can also be used as car parking space), has not been obtained. In the course of our valuation, we have not taken into account the said portion of the property.

6. We have prepared our valuation based on the following assumptions:
 - (i) all land premium and costs of resettlement and public utilities services have been fully settled;

 - (ii) the design and construction of the property are in compliance with the local planning regulations and have been approved by the relevant government authorities; and

 - (iii) the property can be freely disposed of to local or overseas purchasers.

7. We have been provided with the Company's PRC legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) Huizhou Runxin Shopping Mall Development Co., Ltd. has legally obtained the land use rights and building ownership of the property. Huizhou Runxin Shopping Mall Development Co., Ltd. is the sole owner of the property;

 - (ii) Huizhou Runxin Shopping Mall Development Co., Ltd. is entitled to transfer, lease, mortgage or in other ways dispose of the property; and

 - (iii) the land use right and title ownership of the property, as mentioned in notes 1 and 2, is subject to a mortgage. Apart from the mortgage, the property is free from mortgages and encumbrances.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
3.	ALLOA, Clackmannan Road, United Kingdom FK10 1RR	The property comprises a detached single storey steel framed commercial unit with painted render with cladding to external elevations under a double pitched roof which has been re-clad to remove the corrugated asbestos sheeting. The accommodation includes a reception, workshop with six service bays, MOT office, tyre store (within a separate bay adjacent to the workshop), stores, staffroom, wash room and customer and staff WC's. Externally a concrete surfaced car park fronts the property and has capacity for approximately seven vehicles. Asbestos containing material was present within the boarded ceiling of the main workshop store. As advised by the Company, the property has a GIA of approximately 8,879 sq ft and site area of approximately 1,200 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £60,000.	£836,000 (EIGHT HUNDRED AND THIRTY-SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD8,330,000 (100% interest attributable to the Company: HKD8,330,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.8% |
| (ii) | Market Rent | £62,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
4.	ALTRINCHAM, 1-3 Church Street, United Kingdom WA14 4DB	Detached brick built unit of steel-portal framed construction. Ground floor accommodation includes a welcoming reception area, a 3-bay workshop, staffroom and toilets. Externally there are 14 car parking spaces. The site enjoys good prominence. As advised by the Company, the property has a GIA of approximately 8,529 sq ft and site area of approximately 1,500 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £83,000.	£1,352,000 (ONE MILLION THREE HUNDRED AND FIFTY-TWO THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD13,470,000 (100% interest attributable to the Company: HKD13,470,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.8% |
| (ii) | Market Rent | £85,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
5.	AYR, 38 Fort Street, United Kingdom KA7 1DE	The property comprises a terraced single storey steel framed commercial unit of varying construction techniques under a double pitched roof. The layout of the building is T-shaped to fit into the surrounding built environment. The premises trade as Tyre City. The accommodation includes a number of interconnecting units which provide parking accommodation (9 parking spaces), reception, workshop with six service bays, tyre store (within the workshop), office, store, staffroom and staff WC's. Additional on street metered parking is also available. During our inspection it was noted that the subject property was in a poor state of repair. As advised by the Company, the property has a GIA of approximately 10,369 sq ft and site area of approximately 900 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £41,000.	£627,000 (SIX HUNDRED AND TWENTY-SEVEN THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD6,250,000 (100% interest attributable to the Company: HKD6,250,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.3% |
| (ii) | Market Rent | £46,700 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
6.	AYR, 22/26 Maybole Road, United Kingdom KA7 2PZ	The property comprises a detached single storey commercial unit of steel portal frame construction with brick and block infill walls with profile cladding above under a double pitched roof. The accommodation includes a reception, workshop with three bays (five service bays), tyre store (within the workshop), store, staffroom and customer and staff WC's. Externally a relatively large tarmacadam surfaced car park is to the front and south of the property with capacity for approximately 20 vehicles. A telecoms mast is situated to the southern edge of the site. As advised by the Company, the property has a GIA of approximately 3,970 sq ft and site area of approximately 1,600 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £44,000.	£704,000 (SEVEN HUNDRED AND FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,010,000 (100% interest attributable to the Company: HKD7,010,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.9% |
| (ii) | Market Rent | £40,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
7.	BISHOP AUCKLAND, Cockton Hill Road, United Kingdom DL14 6JN	The property comprises a compact and well-presented modern detached two-storey steel portal frame unit, with brick and block elevations beneath a dual pitched tiled roof. The accommodation is mostly to ground floor level and includes a small reception, a five-bay workshop, tyre store, with further tyre storage, staffroom and staff WCs to the first floor. Externally there is a small car park with capacity for approximately ten vehicles. As advised by the Company, the property has a GIA of approximately 4,962 sq ft and site area of approximately 800 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £32,000.	NIL <i>(please see Note No. 6 below)</i>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.
6. In the course of our valuation, we have taken into account both the annual rent and the ground rent of the property given by the Company. As the annual rent of the property is lower than the ground rent which has to be paid to the local authority, we have assigned no commercial value to the property.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
8.	BLYTH, Cowpen Road, United Kingdom NE24 5TT	The property comprises a modern detached steel portal frame unit with part brick and block and part profiled panelled elevations beneath a pitched profiled metal panelled roof. The accommodation is situated at ground floor level and includes a six bay workshop, tyre store, paint store, staffroom and customer / staff WCs. All areas are in relatively good cosmetic condition. Externally there is a generous car park with capacity for approximately 18 vehicles. As advised by the Company, the property has a GIA of approximately 5,707 sq ft and site area of approximately 2,100 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £60,000.	£884,000 (EIGHT HUNDRED AND EIGHTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD8,810,000 (100% interest attributable to the Company: HKD8,810,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.4% |
| (ii) | Market Rent | £60,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
9.	BRIDGWATER, 48-54 St John's Street, United Kingdom TA6 5HY	This is a detached and refurbished property, comprising ground and first floor elements. The construction comprises traditional brick and steel portal frame, beneath a pitched roof structure. Ground floor includes 8 workshop bays, tyre stores, customer and staff WCs and a staffroom. There is a further tyre store at first floor level. Externally there is a car park with capacity for 10 vehicles. As advised by the Company, the property has a GIA of approximately 8,603 sq ft and site area of approximately 1,200 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £64,000.	£923,000 (NINE HUNDRED AND TWENTY-THREE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD9,190,000 (100% interest attributable to the Company: HKD9,190,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.55% |
| (ii) | Market Rent | £65,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
10.	BRIDLINGTON, 32-36 St Johns Street, United Kingdom YO16 7JS	The property comprises two adjoining single storey units, both of brick and block construction with multi-pitch steel-framed, corrugated sheet roofing with intermittent translucent panels. The Kwik Fit accommodation is situated at ground floor level and includes reception area, a six bay workshop, tyre store, staffroom and customer / staff WCs. The rear unit — formerly occupied as a gym but vacant for at least the last ten years — is a very dilapidated condition with significant works required to bring it back into acceptable condition. Externally there is a large forecourt with parking for approximately 20 vehicles. As advised by the Company, the property has a GIA of approximately 15,514 sq ft and site area of approximately 2,700 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £116,000.	£1,606,000 (ONE MILLION SIX HUNDRED AND SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD16,000,000 (100% interest attributable to the Company: HKD16,000,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.8% |
| (ii) | Market Rent | £93,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
11.	BURNLEY, Caldervale Road, United Kingdom BB11 1BS	The unit comprises a detached brick built unit of steel-portal framed construction beneath a pitched roof. Ground floor accommodation includes a welcoming reception area, 6-bay workshop, staffroom and toilets. Externally there is a good amount of parking provision with approximately 23 spaces. The site enjoys very good prominence As advised by the Company, the property has a GIA of approximately 3,489 sq ft and site area of approximately 1,200 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £32,000.	£500,000 (FIVE HUNDRED THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD4,980,000 (100% interest attributable to the Company: HKD4,980,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.2% |
| (ii) | Market Rent | £35,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
12.	CARMARTHEN, Pensarn Road, United Kingdom SA31 2BS	The property comprises a detached purpose built unit of steel portal frame construction, with a distinctive arched roof. The accommodation is entirely at ground floor level, comprising a reception area, 5 bay workshop, tyre stores, staffroom and staff / customer WCs. Externally there is a spacious car park with capacity for approximately 12 vehicles. As advised by the Company, the property has a GIA of approximately 4,895 sq ft and site area of approximately 1,000 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £52,000.	£720,000 (SEVEN HUNDRED AND TWENTY THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,170,000 (100% interest attributable to the Company: HKD7,170,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.9% |
| (ii) | Market Rent | £40,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
13.	CASTLEFORD, 92 Bridge Street, United Kingdom WF10 4LA	<p>The property comprises a single storey unit of block construction under a part pitched and part flat roof. The accommodation is situated at ground floor level and includes two workshops with a total of five bays, tyre store, staffroom and customer / staff WCs. The internal areas are generally in need of cosmetic update but are otherwise functional for its use. Externally there is a small car park with capacity for five cars and two marked disabled spaces.</p> <p>As advised by the Company, the property has a GIA of approximately 3,595 sq ft and site area of approximately 600 sq ft.</p> <p>The property is held under freehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £26,000.</p>	<p>£423,000 (FOUR HUNDRED AND TWENTY-THREE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD4,210,000 (100% interest attributable to the Company: HKD4,210,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.9% |
| (ii) | Market Rent | £27,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
14.	CHAPEL ALLERTON, 232 Harrogate Road, United Kingdom LS7 4QD	The property comprises two adjoining units of similar brick and block construction beneath largely pitched steel framed profiled metal panelled roof, with part flat roof to the smaller unit (formerly sublet to Majestic Wine). The accommodation is situated at ground floor level and includes seven bays, inspection pit, tyre storage, staffroom and customer / staff WCs. Externally there are two parking areas with capacity for approximately 12 vehicles. As advised by the Company, the property has a GIA of approximately 12,358 sq ft and site area of approximately 1,900 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £111,000.	£1,956,000 (ONE MILLION NINE HUNDRED AND FIFTY-SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD19,480,000 (100% interest attributable to the Company: HKD19,480,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|----------|
| (i) | Reversionary Yield | 5.35% |
| (ii) | Market Rent | £114,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
15.	CHELMSFORD, 103 New London Road, United Kingdom CM2 0PP	The property comprises an extended, refurbished and very impressive Kwik-Fit Plus facility. The unit is formed of a double width commercial building, having been extended to the north to provide a high quality operation and one of the best examples in the Kwik-Fit UK network. There are 13 service bays in addition to internal parking bays as well as a small external car park. As advised by the Company, the property has a GIA of approximately 20,922 sq ft and site area of approximately 2,400 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £214,000.	£4,193,000 (FOUR MILLION ONE HUNDRED AND NINETY-THREE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD41,770,000 (100% interest attributable to the Company: HKD41,770,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|----------|
| (i) | Reversionary Yield | 4.8% |
| (ii) | Market Rent | £220,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
16.	CLEVEDON, 119-120 Kenn Road, United Kingdom BS21 6JE	The property comprises a detached two storey unit of traditional brick construction, trading as Kwik-Fit. Ground floor accommodation includes a reception area along with 3 bay workshop, tyre stores, staff / customer WCs and staffroom. Ancillary offices and stores are situated on the first floor, although we were unable to inspect this area as it has been blocked off and is not utilised by the tenant. The external area is spacious with car parking for approximately 17 vehicles. As advised by the Company, the property has a GIA of approximately 2,562 sq ft and site area of approximately 1,200 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £30,000.	£418,000 (FOUR HUNDRED AND EIGHTEEN THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD4,160,000 (100% interest attributable to the Company: HKD4,160,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.9% |
| (ii) | Market Rent | £26,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
17.	COATBRIDGE, 320 Main Street, United Kingdom ML5 3RX	<p>The property comprises a detached single storey steel framed commercial unit with infill blockwork walls under a pitched and hipped tiled roof. The accommodation includes a reception, workshop with three bays (five service bays), tyre store (within the workshop), store, staffroom and customer and staff WC's. Externally a tarmacadam surfaced car park fronting the property has capacity for approximately 15 vehicles.</p> <p>As advised by the Company, the property has a GIA of approximately 4,085 sq ft and site area of approximately 1,300 sq ft.</p> <p>The property is held under freehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £37,000.</p>	<p>£604,000 (SIX HUNDRED AND FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD6,020,000</p> <p>(100% interest attributable to the Company: HKD6,020,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.8% |
| (ii) | Market Rent | £37,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
18.	CONGLETON, 46A West Road, United Kingdom CW12 4EU	The unit comprises a brick built unit of concrete-framed construction beneath a pitched roof. Ground floor accommodation includes a dated reception area, workshop, staffroom and toilets. Externally there is limited parking provision. The site enjoys very good prominence. As advised by the Company, the property has a GIA of approximately 4,275 sq ft and site area of approximately 700 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £36,000.	£596,000 (FIVE HUNDRED AND NINETY-SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,940,000 (100% interest attributable to the Company: HKD5,940,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.8% |
| (ii) | Market Rent | £38,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
19.	CROYDON, 3 Mitcham Road, United Kingdom CR0 3RU	The property comprises a detached purpose built Kwik Fit of steel portal frame construction with brick elevations and a pitched roof. Internally in addition to the five bay workshop (including MOT) there is a reception area, tyre store and ancillary accommodation. Externally, there are 12 parking spaces arranged at the front of the property with the nine spaces along the side. At the time of inspection the latter spaces were being occupied by the McCarthy Cars business, which has a workshop behind the rear boundary of the property and appears to have a right of way over the subject property. As advised by the Company, the property has a GIA of approximately 4,393 sq ft and site area of approximately 1,300 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £82,000.	£1,767,000 (ONE MILLION SEVEN HUNDRED AND SIXTY-SEVEN THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD17,600,000 (100% interest attributable to the Company: HKD17,600,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 4.35% |
| (ii) | Market Rent | £88,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
20.	DONCASTER, Wheatley Hall Road, United Kingdom DN2 4LP	<p>The property comprises a detached single storey steel framed commercial unit with brick and block infill walls under a corrugated flat roof. The accommodation includes a reception, workshop with six bays (six service bays), office, tyre store (within the workshop), staffroom and customer and staff WC's. Externally a predominantly tarmacadam surfaced car park fronts and is to the west of the property and has capacity for approximately 15 vehicles.</p> <p>As advised by the Company, the property has a GIA of approximately 2,988 sq ft and site area of approximately 900 sq ft.</p> <p>The property is held under long leasehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £28,000.</p>	<p>£287,000 (TWO HUNDRED AND EIGHTY-SEVEN THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD2,860,000 (100% interest attributable to the Company: HKD2,860,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.05% |
| (ii) | Market Rent | £29,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
21.	DUMFRIES, 40 Laurieknowe Road, United Kingdom DG2 7DA	The property comprises a semi-detached single storey steel framed commercial unit with brick/block/natural stone infill walls under a double pitched roof. The accommodation includes a reception (within single storey side offshoot), workshop with three service bays, tyre stores (within the workshop and mezzanine level), store, staffroom and customer WC. Externally a small concrete surfaced car park fronts the property with capacity for approximately five vehicles. As advised by the Company, the property has a GIA of approximately 2,168 sq ft and site area of approximately 400 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £17,000.	£234,000 (TWO HUNDRED AND THIRTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD2,330,000 (100% interest attributable to the Company: HKD2,330,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.05% |
| (ii) | Market Rent | £17,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
22.	EDINBURGH, 69B Saughton Road North, United Kingdom EH12 7JB	The unit is single storey with brick elevations beneath a pitched roof encompassing a large roof light. The accommodation is well presented and includes reception area, workshop, staffroom and toilets. Externally there is average parking provision with approximately 13 spaces As advised by the Company, the property has a GIA of approximately 3,410 sq ft and site area of approximately 1,100 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £43,000.	£736,000 (SEVEN HUNDRED AND THIRTY-SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,330,000 (100% interest attributable to the Company: HKD7,330,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.5% |
| (ii) | Market Rent | £43,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
23.	EDINBURGH, 19 Corstorphine Road, United Kingdom EH12 6DD	The unit is part single storey and part two storey with brick elevations beneath a flat roof. The accommodation is well presented and includes reception area, 7-bay workshop, staffroom and toilets. At first floor is office accommodation and a boardroom. Externally there is average parking provision with approximately 10 spaces. As advised by the Company, the property has a GIA of approximately 7,590 sq ft and site area of approximately 900 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £89,000.	£1,565,000 (ONE MILLION FIVE HUNDRED AND SIXTY-FIVE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD15,590,000 (100% interest attributable to the Company: HKD15,590,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.35% |
| (ii) | Market Rent | £91,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
24.	EDINBURGH, 81/91 Dundee Street, United Kingdom EH11 1AW	<p>The subject unit is occupied by O'Hare & McGovern who are the contractors for the build of the school. The incumbent has installed partitioning within the unit. The unit is predominantly single storey (small office at first floor) and of steel frame construction beneath a pitched roof. The accommodation includes office, workshops, staffroom and toilets.</p> <p>As advised by the Company, the property has a GIA of approximately 4,466 sq ft and site area of approximately 1,600 sq ft.</p> <p>The property is held under long leasehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £52,000.</p>	<p>£861,000 (EIGHT HUNDRED AND SIXTY-ONE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD8,580,000</p> <p>(100% interest attributable to the Company: HKD8,580,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.7% |
| (ii) | Market Rent | £47,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
25.	EDINBURGH, 107/109 Dundee Street, United Kingdom EH11 1AW	Road closed at time of inspection to facilitate building of new school nearby. It is single storey and the accommodation includes office, two workshops, staffroom and toilets. There is good externally parking provision. As advised by the Company, the property has a GIA of approximately 9,628 sq ft and site area of approximately 800 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £120,000.	£1,856,000 (ONE MILLION EIGHT HUNDRED AND FIFTY-SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD18,490,000 (100% interest attributable to the Company: HKD18,490,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|----------|
| (i) | Reversionary Yield | 5.45% |
| (ii) | Market Rent | £123,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
26.	ELLESMERE PORT, 116 Whitby Road, United Kingdom CH65 0AA	The property comprises a detached, single storey unit of brick and steel frame construction under a pitched roof. Externally, there are 10 parking spaces, and internally the accommodation comprises a five bay workshop (including MOT), reception incorporating WC and staff facilities. As advised by the Company, the property has a GIA of approximately 4,490 sq ft and site area of approximately 900 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £39,000.	£650,000 (SIX HUNDRED AND FIFTY THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD6,470,000 (100% interest attributable to the Company: HKD6,470,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.7% |
| (ii) | Market Rent | £40,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
27.	ELTHAM, 727 Sidcup Road, United Kingdom SE9 3AQ	The property comprises a concrete framed building with brick elevations and a pitched roof arranged over ground and basement levels. At ground floor level is a customer reception and five bay workshop. The basement is a tyre and parts storage area. Externally, there are six parking spaces arranged to the front of the building. At the rear of the property (accessed via a fire escape from the basement or externally over land occupied by Ford) is a small fenced area which is not being utilised and has been used for the storage of old cars and equipment. As advised by the Company, the property has a GIA of approximately 4,723 sq ft and site area of approximately 600 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £63,000.	£772,000 (SEVEN HUNDRED AND SEVENTY-TWO THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,690,000 (100% interest attributable to the Company: HKD7,690,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.6% |
| (ii) | Market Rent | £65,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
28.	FORFAR, Queenswell Road, United Kingdom DD8 3JA	The property comprises a detached single storey steel framed commercial unit with brick and block infill walls with cladding under a double pitched roof. The accommodation includes a reception, workshop with four bays (five service bays), MOT office, tyre store (within the workshop), store, staffroom and customer WC's. Externally a tarmacadam surfaced car park fronts and is to the east of the property and has capacity for approximately 20 vehicles. Due to weather conditions we were unable to count car parking spaces and so have assumed that the 20 car parking spaces which we have been notified of is correct. As advised by the Company, the property has a GIA of approximately 2,875 sq ft and site area of approximately 1,090 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £27,000.	£395,000 (THREE HUNDRED AND NINETY-FIVE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD3,930,000 (100% interest attributable to the Company: HKD3,930,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.55% |
| (ii) | Market Rent | £28,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
29.	GLASGOW, 381 Pollokshaws Road, United Kingdom G41 1QZ	The property comprises a detached single storey steel framed commercial unit with brick infill walls with cladding above under a slightly pitched roof. The accommodation includes a reception, workshop with five bays (eight service bays), tyre store (within the workshop), workshop office, staffroom and customer and staff WC's. Externally a tarmacadam surfaced car park has capacity for approximately 12 vehicles. The property appears to have been recently refurbished to a Kwik Fit Premier standard. As advised by the Company, the property has a GIA of approximately 4,999 sq ft and site area of approximately 2,100 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £52,000.	£921,000 (NINE HUNDRED AND TWENTY-ONE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD9,170,000 (100% interest attributable to the Company: HKD9,170,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.35% |
| (ii) | Market Rent | £54,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
30.	GLENROTHES, Fullerton Road, United Kingdom KY7 5QR	The unit is single storey with brick elevations beneath a pitched roof. The accommodation is well presented and includes reception area, workshop, staffroom and toilets. Externally there is a large parking area with approximately 17 car parking spaces. As advised by the Company, the property has a GIA of approximately 4,500 sq ft and site area of approximately 200 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £52,000.	£774,000 (SEVEN HUNDRED AND SEVENTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,710,000 (100% interest attributable to the Company: HKD7,710,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.4% |
| (ii) | Market Rent | £46,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
31.	GOOLE, 142-148 Boothferry Road, United Kingdom DN14 6AG	<p>The property comprises a detached single storey steel portal framed commercial unit with brick infill walls under a double pitched roof. The accommodation includes a reception, workshop with three bays (four service bays), tyre store (within the workshop), staffroom and customer and staff WC's. Externally a tarmacadam surfaced car park fronts and is to the south of the property and has capacity for approximately 15 vehicles.</p> <p>As advised by the Company, the property has a GIA of approximately 4,082 sq ft and site area of approximately 1,200 sq ft.</p> <p>The property is held under freehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £38,000.</p>	<p>£545,000 (FIVE HUNDRED AND FORTY-FIVE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,430,000</p> <p>(100% interest attributable to the Company: HKD5,430,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.65% |
| (ii) | Market Rent | £38,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
32.	GREAT YARMOUTH, 90 North Quay, United Kingdom NR30 1JT	The property comprises a detached mainly single storey unit with a small first floor which has brick and glazed elevations. Internally, there is a reception area, four bay workshop and tyre store. The first floor comprises a timber floor tyre storage area. As advised by the Company, the property has a GIA of approximately 5,314 sq ft and site area of approximately 700 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £58,000.	£775,000 (SEVEN HUNDRED AND SEVENTY-FIVE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,720,000 (100% interest attributable to the Company: HKD7,720,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.15% |
| (ii) | Market Rent | £43,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
33.	HELENSBURGH 3 Charlotte Street, United Kingdom G84 7PH	The property comprises a semi-detached single storey steel framed commercial unit with part painted/part unpainted rendered elevations under a double pitched roof. The accommodation includes a reception, workshop with two bays one of which was not in use (four service bays), staffroom and customer WC's. Tyre stores are provided within the workshop and on a mezzanine level. No parking is demised to the property albeit on-street parking is available in the vicinity. As advised by the Company, the property has a GIA of approximately 2,950 sq ft and site area of approximately 300 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £35,000.	£440,000 (FOUR HUNDRED AND FORTY THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD4,380,000 (100% interest attributable to the Company: HKD4,380,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.6% |
| (ii) | Market Rent | £24,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
34.	HORNCHURCH, Ardleigh Green Road, United Kingdom RM11 2ST	The property comprises a detached single storey unit of brick and steel portal frame construction together with a multi-pitched roof structure. The accommodation is situated entirely at ground floor level and includes a 4 bay workshop, reception, tyre stores, staffroom and customer / staff WCs. There is a small car park with room for 7 vehicles. As advised by the Company, the property has a GIA of approximately 3,641 sq ft and site area of approximately 800 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £56,000.	£1,077,000 (ONE MILLION SEVENTY-SEVEN THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD10,730,000 (100% interest attributable to the Company: HKD10,730,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 4.95% |
| (ii) | Market Rent | £56,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
35.	HUDDERSFIELD, Lockwood Road, United Kingdom HD1 3QU	The property comprises a detached part two storey part single storey steel framed commercial unit with brick and block infill walls under a flat roof. The accommodation includes a reception, workshop with six bays (six service bays), MOT office, staffroom and customer and staff WC's to ground floor level. A tyre store is to the first floor. Externally a tarmacadam surfaced car park is to the rear (east) of the property and has capacity for approximately five vehicles. Parking capacity could be increased through the creation of additional parking spaces on the property's Lockwood Road (A616) frontage. As advised by the Company, the property has a GIA of approximately 5,206 sq ft and site area of approximately 600 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £35,000.	£564,000 (FIVE HUNDRED AND SIXTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,620,000 (100% interest attributable to the Company: HKD5,620,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.9% |
| (ii) | Market Rent | £44,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
36.	HYDE, 26-28 Manchester Road, United Kingdom SK14 2BD	The unit comprises a two storey end terrace brick built unit with flat roof. Ground floor accommodation includes a dated reception area, 6-bay workshop, staffroom and toilets. At first floor is a tyre store. The building is poorly maintained but the parking provision is good. As advised by the Company, the property has a GIA of approximately 5,134 sq ft and site area of approximately 700 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £40,000.	£582,000 (FIVE HUNDRED AND EIGHTY-TWO THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,800,000 (100% interest attributable to the Company: HKD5,800,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.55% |
| (ii) | Market Rent | £40,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
37.	ISLINGTON, 379 Camden Road, United Kingdom N7 0SH	The property comprises a five bay workshop which is set back from the road, the elevations are brick and the roof is supported by a steel truss. There is a reception area and staff welfare accommodation. The car park has a capacity of nine vehicles. As advised by the Company, the property has a GIA of approximately 4,327 sq ft and site area of approximately 800 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 26 September 2024, yielding an annual rent of approximately £119,000.	£59,000 (FIFTY-NINE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD590,000 (100% interest attributable to the Company: HKD590,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.
6. The key parameter adopted in our valuation for the property are summarized as follows:
 - (i) Market Rent £121,000

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
38.	KEIGHLEY, Worthway, United Kingdom BD21 5ET	<p>The property comprises a detached single storey steel framed commercial unit with brick and block infill walls with cladding above to part under a pitched roof. The accommodation includes a reception, workshop with four bays (five service bays), MOT office, office, tyre store (within the workshop), staffroom and customer and staff WC's. Externally a concrete surfaced car park fronts the property and has capacity for approximately 11 vehicles.</p> <p>As advised by the Company, the property has a GIA of approximately 3,576 sq ft and site area of approximately 800 sq ft.</p> <p>The property is held under long leasehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £34,000.</p>	<p>£426,000 (FOUR HUNDRED AND TWENTY-SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD4,240,000</p> <p>(100% interest attributable to the Company: HKD4,240,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.55% |
| (ii) | Market Rent | £36,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
39.	KEYNSHAM, Ashton Way, United Kingdom BS31 2UF	The property comprises a detached purpose-built unit of steel portal frame construction, with block elevations beneath a pitched roof. The accommodation is at ground floor level and includes a reception area, 4 bay workshop, tyre store, staffroom and customer / staff WCs. Externally there is a small car park with capacity for 7 vehicles. As advised by the Company, the property has a GIA of approximately 3,214 sq ft and site area of approximately 800 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £34,000.	£543,000 (FIVE HUNDRED AND FORTY-THREE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,410,000 (100% interest attributable to the Company: HKD5,410,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.9% |
| (ii) | Market Rent | £34,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
40.	KIDDERMINSTER, 20 Churchfields, United Kingdom DY10 2JL	<p>The property comprises a detached steel portal frame unit with brick elevations beneath a pitched roof. The accommodation is situated principally at ground floor level and includes a 6 bay workshop, tyre store, staffroom and customer / staff WCs. A small first floor staff room and WC are excluded from the measured survey referred to below. Externally there is a small car park with capacity for approximately 8 vehicles.</p> <p>As advised by the Company, the property has a GIA of approximately 3,849 sq ft and site area of approximately 900 sq ft.</p> <p>The property is held under long leasehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £33,000.</p>	<p>£378,000 (THREE HUNDRED AND SEVENTY-EIGHT THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD3,770,000 (100% interest attributable to the Company: HKD3,770,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.3% |
| (ii) | Market Rent | £34,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
41.	KILMARNOCK, 32/36 Low Glencairn Street, United Kingdom KA1 4DD	The property comprises a detached single storey commercial unit of steel frame construction with brick and block infill walls with profile cladding above under a double pitched roof. The accommodation includes a reception, workshop with three bays (six service bays), tyre store (within the workshop), MOT office, workshop office, store, staffroom and customer and staff WC's. Externally a tarmacadam surfaced car park to the front of the property has capacity for approximately 11 vehicles. As advised by the Company, the property has a GIA of approximately 3,622 sq ft and site area of approximately 900 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £55,000.	£805,000 (EIGHT HUNDRED AND FIVE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD8,020,000 (100% interest attributable to the Company: HKD8,020,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.5% |
| (ii) | Market Rent | £46,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
42.	KIRKCALDY, 182 The Esplanade, United Kingdom KY1 2AQ	The unit is single storey with brick elevations beneath a flat roof. The accommodation is well presented and includes reception area, workshop, staffroom and toilets. Externally there is limited parking as the site is relatively compact. As advised by the Company, the property has a GIA of approximately 5,818 sq ft and site area of approximately 1,000 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £47,000.	£671,000 (SIX HUNDRED AND SEVENTY-ONE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD6,680,000 (100% interest attributable to the Company: HKD6,680,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.65% |
| (ii) | Market Rent | £45,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
43.	LEVEN, The Promenade, United Kingdom KY8 4PJ	The unit is single storey and of concrete frame construction beneath a pitched roof. The accommodation is well presented and includes reception area, workshop, staffroom and toilets. Externally there are approximately 5 car parking spaces. As advised by the Company, the property has a GIA of approximately 4,850 sq ft and site area of approximately 700 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £38,000.	£514,000 (FIVE HUNDRED AND FOURTEEN THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,120,000 (100% interest attributable to the Company: HKD5,120,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.0% |
| (ii) | Market Rent | £39,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
44.	LINCOLN, 148-150 Newark Road, United Kingdom LN5 8QJ	The property comprises a brick constructed unit with brick and profile clad elevations with a parapet wall obscuring the roof. Internally, the property comprises a reception, tyre store and ancillary areas, and incorporates four workshop bays and an MOT bay. A small area of the building (extending to perhaps 100 sq ft) was inaccessible at the time of our inspection owing to the presence of asbestos. We reviewed the asbestos register whilst on site (prepared by SM & MS Consulting, dated October 2013) and it was noted that four low risk asbestos containing materials were found. We understand from staff on site that the tenant is planning to remove the asbestos. Externally, there are nine parking bays. As advised by the Company, the property has a GIA of approximately 4,819 sq ft and site area of approximately 700 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £39,000.	£626,000 (SIX HUNDRED AND TWENTY-SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD6,240,000 (100% interest attributable to the Company: HKD6,240,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.9% |
| (ii) | Market Rent | £41,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
45.	LIVERPOOL, 232 Aigburth Road, United Kingdom L17 0BJ	The subject property is situated fronting and to the south of the A561 Aigburth Road, approximately four miles south east of central Liverpool. The immediate surroundings are principally residential in nature with commercial uses. A number of local businesses trade from shop fronts along Aigburth Road a short distance to the east. As advised by the Company, the property has a GIA of approximately 4,095 sq ft and site area of approximately 600 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £45,000.	£702,000 (SEVEN HUNDRED AND TWO THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD6,990,000 (100% interest attributable to the Company: HKD6,990,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.15% |
| (ii) | Market Rent | £35,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
46.	LLANDUDNO, Conway Road, United Kingdom LL30 1DE	<p>The site comprises a single storey, purpose built fast fit centre, having a steel truss supported pitched roof. The building is branded as 'Kwik Fit Plus' and benefits from 22 car parking spaces. Internally, the property provides a reception, tyre storage area, staffroom, welfare facilities and a large workshop accommodating ten bays (including MOT).</p> <p>As advised by the Company, the property has a GIA of approximately 11,137 sq ft and site area of approximately 1,700 sq ft.</p> <p>The property is held under long leasehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £89,000.</p>	<p>£1,358,000 (ONE MILLION THREE HUNDRED AND FIFTY-EIGHT THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD13,530,000</p> <p>(100% interest attributable to the Company: HKD13,530,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.15% |
| (ii) | Market Rent | £89,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
47.	LOUGHBOROUGH, 24-29 The Rushes, United Kingdom LE11 5BG	<p>The property is a purpose built Kwik Fit having steel portal frame construction and brick and profile clad elevations. Internally there is a reception, tyre store and five workshop bays plus MOT. Externally, there are 40 parking spaces for the use of Kwik Fit. The site is shared with a Johnsons Dry Cleaners, who we understand occupy by way of a sub-lease from Kwik Fit, and occupy four parking spaces.</p> <p>As advised by the Company, the property has a GIA of approximately 6,177 sq ft and site area of approximately 2,300 sq ft.</p> <p>The property is held under freehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £75,000.</p>	<p>£1,248,000 (ONE MILLION TWO HUNDRED AND FORTY-EIGHT THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD12,430,000</p> <p>(100% interest attributable to the Company: HKD12,430,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.7% |
| (ii) | Market Rent | £77,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
48.	MIDDLESBROUGH, 3 Lansdowne Road, United Kingdom TS4 2LW	<p>The property comprises a detached L—shaped unit of brick and block construction beneath a steel-framed pitched roof with skylights to its apex. The accommodation is mainly at ground floor level and includes a 4 bay workshop, two MOT bays, staffroom and customer WCs, with mezzanine tyre storage and ancillary staff rooms. It is in generally good cosmetic order with the latest branding and fit-out. Externally there is parking for approximately 13 vehicles.</p> <p>As advised by the Company, the property has a GIA of approximately 5,255 sq ft and site area of approximately 1,300 sq ft.</p> <p>The property is held under freehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £79,000.</p>	<p>£1,264,000 (ONE MILLION TWO HUNDRED AND SIXTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD12,590,000</p> <p>(100% interest attributable to the Company: HKD12,590,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.9% |
| (ii) | Market Rent | £68,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
49.	MONTROSE, 24 George Street, United Kingdom DD10 8EW	The property comprises a detached single storey steel framed commercial unit with brick infill walls under a roof that was not visible from ground floor level. The accommodation includes a reception, workshop with two bays (two service bays), tyre store (within the workshop and an adjoining bay), store, staffroom and customer WC's. Externally a tarmacadam surfaced car park fronts the property and has capacity for approximately ten vehicles. As advised by the Company, the property has a GIA of approximately 2,726 sq ft and site area of approximately 670 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £25,000.	£351,000 (THREE HUNDRED AND FIFTY-ONE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD3,500,000 (100% interest attributable to the Company: HKD3,500,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.8% |
| (ii) | Market Rent | £25,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
50.	MOTHERWELL, 99a Airbles Road, United Kingdom ML1 2TJ	The property comprises a semi-detached single storey steel framed commercial unit with painted brick external elevations with cladding above under a part flat / part pitched roof. The accommodation includes a reception, workshop with three bays (six service bays), tyre store (within the workshop), MOT office, workshop office, staffroom and customer and staff WC's. Externally a sloping tarmac surfaced car park to the west of the property has capacity for approximately 11 vehicles. The property appears to have been recently refurbished to a Kwik Fit Premier standard. As advised by the Company, the property has a GIA of approximately 6,220 sq ft and site area of approximately 600 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £56,000.	£894,000 (EIGHT HUNDRED AND NINETY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD8,910,000 (100% interest attributable to the Company: HKD8,910,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.9% |
| (ii) | Market Rent | £59,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
51.	NORTHWICH, Leicester Street, United Kingdom CW9 5LQ	The building is of brick and steel frame construction which is part single storey and part double storey, beneath a pitched roof. Ground floor accommodation includes a reception area, three separate workshops, staffroom and toilets. At first floor is ancillary accommodation. The site has good parking provision and has two access points. As advised by the Company, the property has a GIA of approximately 7,825 sq ft and site area of approximately 700 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £63,000.	£949,000 (NINE HUNDRED AND FORTY-NINE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD9,450,000 (100% interest attributable to the Company: HKD9,450,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.3% |
| (ii) | Market Rent | £63,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
52.	OBAN, Market Street, United Kingdom PA34 4HR	The property comprises a detached single storey steel framed commercial unit with painted rendered and brick infill walls under a double pitched roof. The accommodation includes a reception, workshop with single bay (four service bays), store, staffroom and customer WC's. A tyre store is provided on a mezzanine level. Externally no parking is provided albeit on street parking and a large free car park is available in the vicinity. Cracking was noted to various external walls (particularly the eastern elevation) and we would recommend that this is investigated and remedied by a chartered building surveyor. As advised by the Company, the property has a GIA of approximately 5,134 sq ft and site area of approximately 370 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £38,000.	£470,000 (FOUR HUNDRED AND SEVENTY THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD4,680,000 (100% interest attributable to the Company: HKD4,680,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.85% |
| (ii) | Market Rent | £35,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
53.	OLDHAM, Huddersfield Road, United Kingdom OL1 3HR	The property comprises a detached single storey steel portal framed commercial unit with brick and block infill walls with cladding above under a double pitched roof. The accommodation includes a reception, workshop with three bays (five service bays), MOT office, tyre store (within the workshop), store, staffroom and customer and staff WC's. Externally a tarmacadam surfaced car park fronts the property and has capacity for approximately 12 vehicles. An external storage container was also in use as a tyre store at the date of inspection. As advised by the Company, the property has a GIA of approximately 4,411 sq ft and site area of approximately 1,300 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £42,000.	£605,000 (SIX HUNDRED AND FIVE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD6,030,000 (100% interest attributable to the Company: HKD6,030,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.55% |
| (ii) | Market Rent | £42,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
54.	OLDHAM, Middleton Road / Lansdowne Road, United Kingdom OL9 9EG	The property comprises a detached part two storey part single storey commercial unit with brick and rendered infill walls under a flat roof. The accommodation includes a reception, workshop with six bays (five service bays), MOT office, store, staffroom and customer and staff WC's. A tyre store is to the first floor. Externally a tarmacadam surfaced car park fronts the property and has capacity for approximately 11 vehicles. Two external storage containers were also positioned to the south of the property at the date of inspection and we understand that these were in use as tyre stores. As advised by the Company, the property has a GIA of approximately 4,819 sq ft and site area of approximately 1,300 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £36,000.	£350,000 (THREE HUNDRED AND FIFTY THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD3,490,000 (100% interest attributable to the Company: HKD3,490,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 8.3% |
| (ii) | Market Rent | £36,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
55.	OTLEY, Bondgate, United Kingdom LS21 3AB	The property comprises a relatively dated detached single-storey steel frame unit with brick/block elevations, partially clad with local stone to lower elevations and profiled metal sheet to upper parts, beneath a pitched corrugated cement sheet roof. The accommodation is situated at ground floor level and includes small reception area, a four vehicle workshop, rolling road, tyre store, staffroom and customer / staff WCs. The unit is generally in average cosmetic order. Externally there is a small car park with capacity for approximately ten vehicles. As advised by the Company, the property has a GIA of approximately 6,247 sq ft and site area of approximately 1,000 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £50,000.	£736,000 (SEVEN HUNDRED AND THIRTY-SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,330,000 (100% interest attributable to the Company: HKD7,330,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.25% |
| (ii) | Market Rent | £52,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
56.	PLYMOUTH, 125-129 Alexandra Road, United Kingdom PL4 7EG	The property comprises a detached single storey commercial unit of steel portal framed construction, utilising a pitched roof. The business trades as Kwik-Fit Plus, and the accommodation includes a 7 bay workshop, tyre stores, staffroom and customer / staff WCs. Externally there is a good sized car park with capacity for 17 vehicles. As advised by the Company, the property has a GIA of approximately 9,725 sq ft and site area of approximately 2,500 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £78,000.	£1,268,000 (ONE MILLION TWO HUNDRED AND SIXTY-EIGHT THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD12,630,000 (100% interest attributable to the Company: HKD12,630,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.8% |
| (ii) | Market Rent | £83,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
57.	PONTYPRIDD, Sardis Road, United Kingdom CF37 1BA	The property comprises a detached single storey commercial unit of steel portal framed construction, utilising a flat roof. The accommodation includes a 5 bay workshop, tyre stores, staffroom and customer / staff WCs. Externally there is a good sized car park with capacity for approximately 15 vehicles. As advised by the Company, the property has a GIA of approximately 4,718 sq ft and site area of approximately 1,400 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £43,000.	£591,000 (FIVE HUNDRED AND NINETY-ONE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,890,000 (100% interest attributable to the Company: HKD5,890,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.9% |
| (ii) | Market Rent | £39,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
58.	PORTSMOUTH, 94 East Surrey Street, United Kingdom PO1 1JY	The property comprises a detached two storey unit with brick elevations and a parapet wall obscuring the roof. Internally, there is a reception, ancillary areas and a six bay workshop. At first floor level is a large tyre and parts store. Externally, there are eight parking spaces. As advised by the Company, the property has a GIA of approximately 5,927 sq ft and site area of approximately 900 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £63,000.	£996,000 (NINE HUNDRED AND NINETY-SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD9,920,000 (100% interest attributable to the Company: HKD9,920,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.0% |
| (ii) | Market Rent | £62,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
59.	PRESTON, Market Street, United Kingdom PR1 2HP	The property comprises a part one and part two storey unit formed of interconnecting buildings on a sloping site. The section operated by Kwik Fit is single storey and incorporates a reception, staff facilities, WC's and a rear tyre store in addition to the five bay workshop which also includes and MOT bay. To the left hand side of the Kwik Fit operation is a two storey building of traditional construction which is in need of comprehensive refurbishment or redevelopment, the majority of it being unfit for occupation. This section of the accommodation has effectively been closed off by the tenant and is not in use. Externally, there are 11 parking bays at the front of the site, with a roughly surfaced area at the rear on the upper portion of the site utilised for staff parking. As advised by the Company, the property has a GIA of approximately 14,643 sq ft and site area of approximately 2,000 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £90,000.	£745,000 (SEVEN HUNDRED AND FORTY-FIVE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,420,000 (100% interest attributable to the Company: HKD7,420,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.

5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

(i)	Reversionary Yield	9.05%
(ii)	Market Rent	£92,000

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
60.	RADCLIFFE, Bury Road, United Kingdom M26 2UG	<p>The property is single-storey and of concrete frame and brick construction beneath a flat roof. The accommodation includes a reception area, workshop, staffroom and toilets. There is limited parking provision.</p> <p>As advised by the Company, the property has a GIA of approximately 3,074 sq ft and site area of approximately 900 sq ft.</p> <p>The property is held under long leasehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £27,000.</p>	<p>£371,000 (THREE HUNDRED AND SEVENTY-ONE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD3,700,000 (100% interest attributable to the Company: HKD3,700,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.9% |
| (ii) | Market Rent | £25,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
61.	RUTHERGLEN, 273 Main Street, United Kingdom G73 1EE	The property comprises a detached two storey steel framed commercial unit with brick elevations under a flat roof. The accommodation includes a reception, workshop with three bays (five service bays), MOT office, store, staffroom and customer WC. To the first floor a tyre store, store, meeting room and staff WC are provided. Externally a tarmacadam surfaced car park fronting the property has capacity for approximately 11 vehicles. The property appears to have been recently refurbished to a Kwik Fit Premier standard. As advised by the Company, the property has a GIA of approximately 4,952 sq ft and site area of approximately 800 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £42,000.	£754,000 (SEVEN HUNDRED AND FIFTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,510,000 (100% interest attributable to the Company: HKD7,510,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.35% |
| (ii) | Market Rent | £43,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
62.	SHEFFIELD, 726 City Road, United Kingdom S2 1GJ	The property comprises a detached single storey steel portal framed commercial unit with brick and block infill walls with cladding above to part under a double pitched roof. The accommodation includes a reception, workshop with three bays (six service bays), MOT office, tyre store (within the workshop), staffroom and customer and staff WC's. Externally a tarmacadam surfaced car park fronts the property and has capacity for approximately 10 vehicles. As advised by the Company, the property has a GIA of approximately 4,391 sq ft and site area of approximately 1,200 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £48,000.	£516,000 (FIVE HUNDRED AND SIXTEEN THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,140,000 (100% interest attributable to the Company: HKD5,140,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 8.35% |
| (ii) | Market Rent | £46,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
63.	SHEFFIELD, Townhead Street, United Kingdom S1 1YG	At the time of our inspection, development works were being undertaken by the tenant to provide a Kwik Fit training centre. The property comprises a semi-detached commercial unit of steel framed construction with brick and block infill walls under a part pitched part flat roof. The accommodation includes a reception, workshop with two bays (six service bays), MOT office, tyre store (within the workshop), store, staffroom and customer and staff WC's. A first floor above the reception provides storage accommodation. Externally a small concrete surfaced car park fronts the property and has capacity for approximately eight vehicles. As advised by the Company, the property has a GIA of approximately 9,607 sq ft and site area of approximately 900 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £75,000.	£1,128,000 (ONE MILLION ONE HUNDRED AND TWENTY-EIGHT THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD11,240,000 (100% interest attributable to the Company: HKD11,240,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.3% |
| (ii) | Market Rent | £79,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
64.	SHIPLEY, 58 Briggate, United Kingdom BD17 7BT	<p>The property comprises two split level light industrial buildings; to the front is a single bay workshop having a steel truss supported roof and comprising five workshop bays and an offset reception area. To the rear (accessed via stairs from the workshop or via a vehicle ramp to the side of the workshop) is a tyre storage area incorporating a small office mezzanine and an MOT bay.</p> <p>As advised by the Company, the property has a GIA of approximately 4,834 sq ft and site area of approximately 1,000 sq ft.</p> <p>The property is held under freehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £42,000.</p>	<p>£611,000 (SIX HUNDRED AND ELEVEN THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD6,090,000</p> <p>(100% interest attributable to the Company: HKD6,090,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.55% |
| (ii) | Market Rent | £44,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
65.	SKEGNESS, 50 Roman Bank, United Kingdom PE25 2SP	The property comprises two split level light industrial buildings; to the front is a single bay workshop having a steel truss supported roof and comprising five workshop bays and an offset reception area. To the rear (accessed via stairs from the workshop or via a vehicle ramp to the side of the workshop) is a tyre storage area incorporating a small office mezzanine and an MOT bay. As advised by the Company, the property has a GIA of approximately 7,343 sq ft and site area of approximately 1,100 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £59,000.	£801,000 (EIGHT HUNDRED AND ONE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,980,000 (100% interest attributable to the Company: HKD7,980,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.0% |
| (ii) | Market Rent | £59,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
66.	SOUTH CROYDON, 453 Brighton Road, United Kingdom CR2 6EW	The property comprises a purpose built single storey steel framed building with a pitched roof and arranged in an 'L' shape. Internally, there is a reception area, tyre store, ancillary accommodation and an 11 bay workshop. Externally, there is the capacity to park up to 19 vehicles. As advised by the Company, the property has a GIA of approximately 6,544 sq ft and site area of approximately 1,800 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £126,000.	£2,721,000 (TWO MILLION SEVEN HUNDRED AND TWENTY-ONE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD27,100,000 (100% interest attributable to the Company: HKD27,100,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|----------|
| (i) | Reversionary Yield | 4.35% |
| (ii) | Market Rent | £128,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
67.	SOUTHPORT, 8 Ash Street, United Kingdom PR8 6JH	The property comprises a single storey unit having brick elevations and a steel truss supported pitched roof. The internal accommodation comprises a customer reception, tyre store, mezzanine storage and a three-bay workshop. As advised by the Company, the property has a GIA of approximately 3,875 sq ft and site area of approximately 500 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £26,000.	£424,000 (FOUR HUNDRED AND TWENTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD4,220,000 (100% interest attributable to the Company: HKD4,220,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.9% |
| (ii) | Market Rent | £26,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
68.	STIRLING, 11 Burghmuir Road, United Kingdom FK8 2DY	The property comprises a detached single storey steel framed commercial unit with painted rendered external elevations with profile cladding above under a double pitched roof. The accommodation includes a reception, workshop with four bays (six service bays), tyre store (within the workshop), store, staffroom and customer and staff WC's. Due to weather conditions we were unable to count car parking spaces and so have assumed that the 75 car parking spaces which we have been notified of is correct. Subsidence also appeared to be apparent to the corners of the building and we would recommend that this is investigated by a chartered building surveyor at the earliest opportunity. As advised by the Company, the property has a GIA of approximately 4,980 sq ft and site area of approximately 1,000 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £58,000.	£939,000 (NINE HUNDRED AND THIRTY-NINE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD9,350,000 (100% interest attributable to the Company: HKD9,350,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.85% |
| (ii) | Market Rent | £51,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
69.	STONEHAVEN, 110 Barclay Street, United Kingdom AB39 2AP	The property comprises a semi-detached single storey steel framed commercial unit with painted rendered and block infill walls under a roof that was not visible from ground floor level. The accommodation includes a reception, workshop with single bay with an additional bay that was not in use (four service bays), MOT office, tyre store (within the workshop), stores, staffroom and customer and staff WC's. Externally a very small concrete surfaced car park fronts the property and has capacity for approximately two vehicles. On street parking is however available in the vicinity. As advised by the Company, the property has a GIA of approximately 5,998 sq ft and site area of approximately 640 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £48,000.	£681,000 (SIX HUNDRED AND EIGHTY-ONE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD6,780,000 (100% interest attributable to the Company: HKD6,780,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.7% |
| (ii) | Market Rent | £49,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
70.	SUNDERLAND, Monk Street, United Kingdom SR6 0BD	The property comprises a detached part two- and part single —storey brick/block unit with brick elevations respectively beneath a part flat asphalt covered roof and part steel-framed pitched corrugated cement sheet roof to the workshop unit. The accommodation is mostly situated at ground floor level and includes a six bay workshop, customer waiting room and WCs. The first floor is in very basic cosmetic condition and used only for unracked tyre storage. The property is in particular need of refurbishment inside and out and we understand it is scheduled to undergo improvement imminently. As advised by the Company, the property has a GIA of approximately 7,938 sq ft and site area of approximately 1,000 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £56,000.	£902,000 (NINE HUNDRED AND TWO THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD8,980,000 (100% interest attributable to the Company: HKD8,980,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 5.9% |
| (ii) | Market Rent | £56,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
71.	THORNBURY, 14 Mead Court, United Kingdom BS35 3UW	The property comprises a detached, refurbished two storey commercial unit of steel portal framed construction, utilising a mono pitched roof. The accommodation includes a 4 bay workshop, tyre stores, staffroom and customer / staff WCs, together with first floor stores. Externally there is a car park with capacity for approximately 10 vehicles. As advised by the Company, the property has a GIA of approximately 3,579 sq ft and site area of approximately 700 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £29,000.	£408,000 (FOUR HUNDRED AND EIGHT THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD4,060,000 (100% interest attributable to the Company: HKD4,060,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.9% |
| (ii) | Market Rent | £29,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
72.	TOTTENHAM, 32 Monument Way, United Kingdom N17 9NX	The property comprises a purpose built single storey building having a steel frame and a pitched roof. Internally, there is a reception area, tyre store, staff welfare facilities and an eight bay workshop. Parking is extensive, having 22 spaces arranged to the front and side of the site. As advised by the Company, the property has a GIA of approximately 5,451 sq ft and site area of approximately 1,800 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £136,000.	£2,845,000 (TWO MILLION EIGHT HUNDRED AND FORTY-FIVE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD28,340,000 (100% interest attributable to the Company: HKD28,340,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|----------|
| (i) | Reversionary Yield | 4.5% |
| (ii) | Market Rent | £138,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
73.	TRURO, Treaswalls Road, United Kingdom TR1 3PY	<p>The property comprises a detached single storey commercial unit of steel portal framed construction, utilising a pitched roof. The accommodation includes a 5 bay workshop, tyre stores, staffroom and customer / staff WCs. The Brandon Tool Hire unit comprises a trade counter, with reception area and stores. Externally there is a good sized car park with capacity for 18 vehicles, as well as yard space to the rear.</p> <p>As advised by the Company, the property has a GIA of approximately 9,626 sq ft and site area of approximately 4,100 sq ft.</p> <p>The property is held under freehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £83,000.</p>	<p>£1,038,000 (ONE MILLION THIRTY-EIGHT THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD10,340,000</p> <p>(100% interest attributable to the Company: HKD10,340,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.6% |
| (ii) | Market Rent | £67,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
74.	WARRINGTON, Priestley Street/Garibaldi Street, United Kingdom WA5 1TE	Single storey unit of concrete frame construction beneath a flat roof. The accommodation includes a welcoming reception area, well presented workshop, staffroom and toilets. Externally there are approximately 12 car parking spaces. The site enjoys good prominence. The unit has access from the rear. As advised by the Company, the property has a GIA of approximately 5,721 sq ft and site area of approximately 500 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £49,000.	£508,000 (FIVE HUNDRED AND EIGHT THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,060,000 (100% interest attributable to the Company: HKD5,060,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.55% |
| (ii) | Market Rent | £54,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
75.	WIGAN, Wallgate, United Kingdom WN5 0XG	The property comprises a single storey steel portal framed building with brick elevations which has been split to accommodate Kwik Fit (front section) and a third party occupier (rear section), the latter we assume occupy on a sub-lease from Kwik Fit. We did not inspect the rear portion of the building (which was locked at the time of our inspection). The front section comprises customer reception, tyre store and a seven bay workshop. Externally, there is a large parking area capable of accommodating approximately 26 vehicles at the front, with a large service yard extending behind the rear section of the building. As advised by the Company, the property has a GIA of approximately 10,236 sq ft and site area of approximately 4,900 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £87,000.	£1,373,000 (ONE MILLION THREE HUNDRED AND SEVENTY-THREE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD13,680,000 (100% interest attributable to the Company: HKD13,680,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.0% |
| (ii) | Market Rent | £87,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
76.	WORCESTER, 1 Carden Street, City Walls, United Kingdom WR1 2AX	The property comprises a detached single storey commercial unit of steel portal framed construction, utilising a pitched roof. The accommodation, which was refurbished in late 2016, includes an 8 bay workshop, tyre stores, staffroom and customer / staff WCs. Externally there is a good sized car park with capacity for 10 vehicles. As advised by the Company, the property has a GIA of approximately 8,535 sq ft and site area of approximately 1,400 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £83,000.	£942,000 (NINE HUNDRED AND FORTY-TWO THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD9,380,000 (100% interest attributable to the Company: HKD9,380,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.3% |
| (ii) | Market Rent | £85,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
77.	YOKER, 2369-2375 Dumbarton Road, United Kingdom G14 0NT	<p>The property comprises a detached single storey steel framed commercial unit with painted brick and pebbledash external elevations under a double pitched roof. The accommodation includes a reception, two workshop bays (six service bays), MOT office, tyre store (within the workshop), store, staffroom and customer WC's. Externally a concrete surfaced car park fronts the property and has capacity for approximately six vehicles.</p> <p>As advised by the Company, the property has a GIA of approximately 8,548 sq ft and site area of approximately 1,000 sq ft.</p> <p>The property is held under freehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £64,000.</p>	<p>£974,000 (NINE HUNDRED AND SEVENTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD9,700,000</p> <p>(100% interest attributable to the Company: HKD9,700,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.2% |
| (ii) | Market Rent | £68,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
78.	GLOUCESTER, Unit 3 Northbrook Road, United Kingdom GL4 3DP	The property comprises a converted industrial premises occupying part ground and part first floor accommodation. The construction utilises traditional brick elevations together with a steel frame, beneath pitched roof structures. The premises trade as Central Tyres, together with a former training centre for Kwik-Fit (hence there is now surplus space). The Central Tyres unit consists of reception area, 6 bay workshop, stores, WCs and staffroom, whilst the former Kwik-Fit training centre (which we were unable to inspect) is understood to provide a training area with a 2 bay workshop, stores, first floor offices and WCs. Externally there is a large car park with room for approximately 50 vehicles. As advised by the Company, the property has a GIA of approximately 16,814 sq ft and site area of approximately 4,100 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £87,000.	£1,320,000 (ONE MILLION THREE HUNDRED AND TWENTY THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD13,150,000 (100% interest attributable to the Company: HKD13,150,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.2% |
| (ii) | Market Rent | £92,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
79.	STIRLING, 1 Whitehouse Road, United Kingdom FK7 7SS	The property comprises a detached commercial unit with block and painted rendered external elevations under a predominantly pitched roof. The accommodation includes reception, workshop, store and WC's. Externally there is a surfaced car park with capacity for approximately 15 vehicles. As advised by the Company, the property has a GIA of approximately 5,425 sq ft and site area of approximately 2,000 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £40,000.	£554,000 (FIVE HUNDRED AND FIFTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,520,000 (100% interest attributable to the Company: HKD5,520,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.9% |
| (ii) | Market Rent | £40,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
80.	BARRHEAD, 17 Cross Arthurlie Street, United Kingdom G78 1QY	The property comprises a detached single storey steel framed commercial unit with brick infill walls with painted render to external elevations under a double pitched roof. The accommodation includes a reception, workshop with three bays (four service bays), tyre store (within the workshop), MOT office, staffroom and customer WC's. Externally a tarmacadam surfaced car park is to the front and south of the property and has capacity for approximately eight vehicles. As advised by the Company, the property has a GIA of approximately 3,856 sq ft and site area of approximately 1,200 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £35,000.	£546,000 (FIVE HUNDRED AND FORTY-SIX THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD5,440,000 (100% interest attributable to the Company: HKD5,440,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.15% |
| (ii) | Market Rent | £35,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
81.	BIRMINGHAM, 900/902 Coventry Road, United Kingdom B10 0UA	The property is a detached dated building which is part single storey and part two storey, with brick elevations. The accommodation includes a 4 bay workshop along with tyre store, WCs and additional storage at first floor level. As advised by the Company, the property has a GIA of approximately 5,977 sq ft and site area of approximately 500 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £46,000.	£124,000 (ONE HUNDRED AND TWENTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD1,240,000 (100% interest attributable to the Company: HKD1,240,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.
6. The key parameter adopted in our valuation for the property are summarized as follows:
 - (i) Market Rent £45,000

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
82.	EDINBURGH, 40a Portobello Road, United Kingdom EH8 7EH	The unit is single storey with mainly brick elevations beneath a pitched roof. We were unable to inspect the property internally. As advised by the Company, the property has a GIA of approximately 4,006 sq ft and site area of approximately 1,200 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £46,000.	£711,000 (SEVEN HUNDRED AND ELEVEN THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD7,080,000 (100% interest attributable to the Company: HKD7,080,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.2% |
| (ii) | Market Rent | £38,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
83.	LICHFIELD, 8-9 Europa Way, United Kingdom WS14 9TZ	The property is a single mid-terrace unit of steel portal frame construction beneath a flat roof. The unit has been rebranded Tyre City. Accommodation includes reception, 4-bay workshop, tyre store and WCs. As advised by the Company, the property has a GIA of approximately 1,835 sq ft and site area of approximately 100 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £16,000.	£254,000 (TWO HUNDRED AND FIFTY-FOUR THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD2,530,000 (100% interest attributable to the Company: HKD2,530,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.05% |
| (ii) | Market Rent | £17,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
84.	NELSON, 130 Leeds Road, United Kingdom BB9 9XB	The building is of concrete frame construction which is part single storey and part double storey, beneath a flat roof. Ground floor accommodation includes a small dated reception area, workshop, staffroom and toilets. At first floor is a tyre store. The building is relatively dated and poorly maintained but the parking provision is good. As advised by the Company, the property has a GIA of approximately 4,645 sq ft and site area of approximately 700 sq ft. The property is held under long leasehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £36,000.	£470,000 (FOUR HUNDRED AND SEVENTY THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD4,680,000 (100% interest attributable to the Company: HKD4,680,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 7.4% |
| (ii) | Market Rent | £35,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
85.	THORNABY ON TEES, 212 Thornaby Road, United Kingdom TS17 8AA	<p>The property comprises a well presented modern detached steel portal frame unit with brick/block elevations beneath a pitched profile metal pannelled roof. The accommodation includes a three bay workshop, tyre store, reception and WCs to ground floor. The first floor is mainly given over to tyre storage with staff ancillary rooms and goods lift to one end. Externally there is a small car park with capacity for approximately ten cars including two marked disabled spaces.</p> <p>As advised by the Company, the property has a GIA of approximately 5,169 sq ft and site area of approximately 800 sq ft.</p> <p>The property is held under freehold.</p>	<p>The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £42,000.</p>	<p>£660,000 (SIX HUNDRED AND SIXTY THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD6,570,000 (100% interest attributable to the Company: HKD6,570,000)</p>

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.0% |
| (ii) | Market Rent | £41,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

No.	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2024
86.	WESTON-SUPER-MARE, Winterstoke Road, United Kingdom BS23 3YE	The property comprises a detached, converted two storey unit of brick construction, utilising a flat roof. The accommodation includes a 3 bay workshop, tyre stores, staffroom and customer / staff WCs. Externally there is a small car park with capacity for 5 vehicles. As advised by the Company, the property has a GIA of approximately 2,849 sq ft and site area of approximately 300 sq ft. The property is held under freehold.	The property has been leased to Kwik-Fit (GB) Limited with a term expiring on 19 March 2032, yielding an annual rent of approximately £32,000.	£445,000 (FOUR HUNDRED AND FORTY-FIVE THOUSAND BRITISH POUNDS ONLY), which is equivalent to approximately HKD4,430,000 (100% interest attributable to the Company: HKD4,430,000)

Notes:

1. The registered proprietor of the property is Hawkeye Properties 501 Limited, an indirect wholly-owned subsidiary of the Company, which registered in Jersey (registered number 116355) whose registered office is at of 28 Esplanade, St Helier, Jersey JE2 3QA.
2. The tenant covenants are to keep the premises in good and substantial repair and condition. The tenant is entitled to sublet the whole or part only of the property with the prior written consent of the landlord.
3. As advised by the Company, the property is subject to mortgage.
4. We have been provided with the Company's legal advisors' opinion as to the legal title to the property, which contains, *inter-alia*, the followings:
 - (i) legal title to the property is vested in the Hawkeye Properties 501 Limited and the Hawkeye Properties 501 Limited is the registered proprietor of the property; and
 - (ii) the registered proprietor of the property has the ability to legally occupy, use, sell, lease and transfer a property subject to any mortgages, charges, leasehold interests, rights of occupation and overriding interests affecting such property.
5. The Company has provided us with title search reports in respect of the property, showing that Hawkeye Properties 501 Limited is the registered owner of the property.

6. The key parameter adopted in our valuation for the property are summarized as follows:

- | | | |
|------|--------------------|---------|
| (i) | Reversionary Yield | 6.8% |
| (ii) | Market Rent | £26,000 |

In undertaking our valuation, we have made reference to various asking rental references of comparables within the same and neighboring districts. These rental references were with reference to their similar comparable to the property. The annual market rent are consistent with the said rental references. Due adjustments to the unit rents of those rental references have been made to reflect factors including but not limited to location, operating scale and tenant mix in arriving at the key parameters. Additionally, we have also referred to the rental schedules provided by the Company.

I. RESPONSIBILITY STATEMENT

The Manager and the Directors jointly and severally accept full responsibility for the accuracy of the information contained in this Circular and confirm, having made all reasonable enquiries, that to the best of their knowledge, opinions expressed in this Circular having been arrived at after due and careful consideration and there are no other facts not contained in this Circular, the omission of which would make any statement in this Circular misleading.

The Manager and the Directors collectively and individually accept full responsibility for the accuracy of the information contained in this Circular and confirm, having made all reasonable enquiries, that to the best of their knowledge and belief there are no other facts the omission of which would make any statement herein misleading.

II. UNITHOLDING STRUCTURE

As at the Latest Practicable Date:

- (a) the number of issued Units was 1,450,217,368;
- (b) all of the issued Units ranked pari passu in all respects, including as to capital, distributions and voting;
- (c) there were no outstanding warrants, options or securities convertible into Units.

III. MARKET PRICES

The table below sets out the closing prices of the Units quoted on the Stock Exchange on (i) the last trading day of each of the six (6) calendar months immediately preceding 22 July 2024, being the date of the Announcement, up to and including the Latest Practicable Date, being the Relevant Period; (ii) the Last Trading Day; and (iii) the Latest Practicable Date, respectively:

Date	Closing price per Unit HK\$
31 January 2024	1.99
29 February 2024	2.01
28 March 2024	1.92
30 April 2024	1.90
31 May 2024	2.00
28 June 2024	2.01
19 July 2024 (being the Last Trading Day)	1.90
19 July 2024 (being the Latest Practicable Date)	1.90

The highest and the lowest closing prices of the Units as quoted on the Stock Exchange during the Relevant Period were HK\$2.14 on 22 January 2024 and HK\$1.77 on 26 March 2024, respectively.

IV. DIRECTORS' SERVICE CONTRACTS

As at the Latest Practicable Date, in relation to Spring REIT or any of its subsidiaries or associated companies, there were no service contracts in force entered into between Spring REIT and any of the Directors which: (i) (including both continuous and fixed term contracts) have been entered into or amended within 6 months before the date of the Announcement; (ii) are continuous contracts with a notice period of 12 months or more; or (iii) are fixed term contracts with more than 12 months to run irrespective of the notice period.

INED Remuneration Units

Notwithstanding the above, as disclosed in the announcement of Spring REIT dated 24 October 2014, the Manager has adopted a remuneration arrangement with the INEDs, pursuant to which the INEDs shall be remunerated by the Manager (in its personal capacity) partly in the form of Units (being the INED Remuneration Units) and partly in the form of cash, subject to an annual election which must be submitted by each INED on or before 15 January of each calendar year. Once an election has been made, the INED cannot change the elected percentage for that calendar year. The remuneration to be settled in the form of INED Units will be from the Manager Fee Units received by the Manager.

The INEDs received the following INED Remuneration Units in accordance with the aforesaid remuneration arrangement during the Relevant Period:

- (a) Mr. Simon Murray, Mr. Qiu Liping and Mr. Lam Yiu Kin received 54,000, 54,000 and 59,000 INED Remuneration Units, respectively, on 26 March 2024 as remuneration for the period from 1 January 2024 to 31 March 2024; and
- (b) Mr. Simon Murray, Mr. Qiu Liping and Mr. Lam Yiu Kin received 55,000, 55,000 and 60,000 INED Remuneration Units, respectively, on 21 June 2024 as remuneration for 1 April 2024 to 30 June 2024.

V. MATERIAL CONTRACT(S)

The following contract, not being a contract entered into in the ordinary course of business carried on or intended to be carried on by the Group which is or may be material, was entered into by Spring REIT within two years immediately preceding the Latest Practicable Date:

- (a) the buy-back agreement dated 25 May 2023 entered into between the Manager and BT Cayman Ltd. pursuant to which the Manager (acting in its capacity as manager for and on behalf of Spring REIT) acquired from BT Cayman Ltd. 63,235,000 Units held by BT Cayman Ltd. free from encumbrances together with all rights attaching to them, for a per Unit price of HK\$2.3810.

VI. CONSENTS AND QUALIFICATIONS OF EXPERTS

Each of the Financial Adviser, the Independent Financial Adviser and the Independent Property Valuer has given and has not withdrawn its written consent to the issue of this Circular with its name and (where applicable) its letter of advice included in the form and context in which it appears.

The following sets out the qualifications of the experts who have been named in this Circular and have given opinion or report which are contained in this Circular:

Name	Qualifications
Altus Capital Limited	A corporation licensed to carry out Type 4 (advising on securities), Type 6 (advising on corporate finance) and Type 9 (asset management) regulated activities under the SFO
Knight Frank Petty Limited	Independent Property Valuer

As at the Latest Practicable Date, none of the experts had any interest in any member of the Group nor did it have the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group.

As at the Latest Practicable Date, none of the experts had any direct or indirect interest in any assets which had since 31 December 2023, being the date to which the latest published audited financial statements of the Group were made up, been acquired or disposed of by or leased to or are proposed to be acquired or disposed of by or leased to the Group.

VII. LITIGATION

As at the Latest Practicable Date, none of Spring REIT, the Manager nor the Trustee were involved in any litigation or claims of material importance, and no litigation or claims of material importance, by or against Spring REIT, the Manager or the Trustee was pending or threatened.

VIII. DOCUMENTS ON DISPLAY

Copies of the following documents are available for inspection on (i) the website of Spring REIT (<http://www.springreit.com>); (ii) the website of the Stock Exchange (<http://www.hkexnews.hk>); and (iii) the website of the SFC (<http://www.sfc.hk>), from the date of this Circular up to and including the date of the EGM:

- (a) the material contracts referred to in the section headed “V. Material Contracts” in this Appendix;

- (b) the annual reports of Spring REIT for the years ended 31 December 2021, 2022 and 2023;
- (c) the letter from the Independent Financial Adviser, the text of which is set out on pages 30 to 43 of this Circular;
- (d) the written consents given by the experts as referred to in the section headed “VI. Consents and Qualifications of Experts” in this Appendix;
- (e) the Valuation Report, the text of which is set out in Appendix 2 to this Circular;
- (f) the Trust Deed; and
- (g) the Circular.

The Trust Deed will also be available for inspection at the registered office of the Manager for so long as Spring REIT continues to be in existence.

IX. ADDITIONAL DISCLOSURE UNDER THE TAKEOVERS CODE

- (a) As at the Latest Practicable Date, other than the remuneration arrangement in respect of the INED Remuneration Units, there was no agreement, arrangement or understanding pursuant to which the Subject 2024 Manager Fee Units to be issued to the Manager would be transferred, charged or pledged to any other person.
- (b) As at the Latest Practicable Date, save as disclosed in section III headed “EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT” in the Letter from the Board of this Circular, no member of the Manager Presumed Concert Group had any interest in, owned or controlled any Units or any convertible securities, warrants, options or derivatives in respect of the Units.
- (c) As at the Latest Practicable Date, no agreement, arrangement or understanding (including any compensation arrangement) existed between any member of the Manager Presumed Concert Group on the one hand, and any of the Directors, recent Directors, Unitholders or recent Unitholders having any connection with or dependence upon the issuance of the Subject 2024 Manager Fee Units and/or the Whitewash Waiver on the other hand.
- (d) As at the Latest Practicable Date, no benefit had been or would be given to any Director as compensation for loss of office or otherwise in connection with the issuance of the Subject 2024 Manager Fee Units and/or the Whitewash Waiver.
- (e) As at the Latest Practicable Date, there was no agreement or arrangement between any Director and any other person which is conditional on or dependent upon the outcome of the issuance of the Subject 2024 Manager Fee Units and/or the Whitewash Waiver or otherwise connected with the issuance of the Subject 2024 Manager Fee Units and/or the Whitewash Waiver.

- (f) As at the Latest Practicable Date, there was no material contract entered into by the Manager in which any Director had a material personal interest.
- (g) As at the Latest Practicable Date, no member of the Manager Presumed Concert Group had borrowed or lent any Units, or any convertible securities, warrants, options or derivatives in respect of the Units, save for any borrowed Units or borrowed convertible securities, warrants, options and derivatives in respect of any Units which have been either on-lent or sold.
- (h) As at the Latest Practicable Date, no person had irrevocably committed themselves to vote for or against the EGM Resolutions to be proposed at the EGM to approve the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver.
- (i) As at the Latest Practicable Date, save for the issuance of the 2024 Manager Fee Units, no member of the Manager Presumed Concert Group had any arrangement of the kind referred to in Note 8 to Rule 22 of the Takeovers Code.
- (j) As at the Latest Practicable Date, Spring REIT did not have any interests in any shares of the Manager or any convertible securities, warrants, options or derivatives in respect of the shares of the Manager.
- (k) As at the Latest Practicable Date, save as disclosed in section III headed “EFFECT ON THE UNITHOLDING STRUCTURE OF SPRING REIT” in the Letter from the Board of this Circular, none of the Directors had any interests in any Units or convertible securities, warrants, options or derivatives in respect of the Units.
- (l) As at the Latest Practicable Date, none of the subsidiaries of Spring REIT, pension fund of Spring REIT or of a subsidiary of Spring REIT or any person who is presumed to be acting in concert with Spring REIT by virtue of class (5) of the definition of “acting in concert” or who is an associate of Spring REIT by virtue of class (2) of the definition of “associate” in the Takeovers Code but excluding exempt principal traders and exempt fund managers, owned or controlled any Units, or any convertible securities, warrants, options or derivatives in respect of the Units.
- (m) As at the Latest Practicable Date, save for Spring REIT, the Trustee and the Manager in relation to the issuance of the 2024 Manager Fee Units, no person had any arrangement of the kind referred to in Note 8 to Rule 22 of the Takeovers Code with Spring REIT or any person who is presumed to be acting in concert with Spring REIT by virtue of classes (1), (2), (3) and (5) of the definition of “acting in concert” or who is an associate of Spring REIT by virtue of classes (2), (3) and (4) of the definition of “associate” under the Takeovers Code.
- (n) As at the Latest Practicable Date, there were no Units, or any convertible securities, warrants, options or derivatives in respect of the Units which were managed on a discretionary basis by fund managers (other than exempt fund managers) connected with Spring REIT.

- (o) The Directors who are also Unitholders will abstain from voting at the EGM, therefore none of the Directors who are also Unitholders will vote for or against the EGM Resolutions to be proposed at the EGM to approve the issuance of the Subject 2024 Manager Fee Units and the Whitewash Waiver.
- (p) As at the Latest Practicable Date, none of Spring REIT or the Directors had borrowed or lent any Units, or any convertible securities, warrants, options or derivatives in respect of the Units, save for any borrowed Units or borrowed convertible securities, warrants, options and derivatives in respect of any Units which have been either on-lent or sold.
- (q) During the Relevant Period, save for: (x) the Manager's receipt of 5,227,842 Manager Fee Units on 25 March 2024 as partial payment of the Manager's fee for the fourth quarter of 2023 and 5,579,416 Manager Fee Units on 30 April 2024 as partial payment of the Manager's Fee for the first quarter of 2024; (y) the 2024 Election in respect of Units issued or expected to be issued to the Manager; and (z) the arrangement concerning INED Remuneration Units:
- (i) none of the members of the Manager Presumed Concert Group (including the Manager) had dealt for value in any Units or convertible securities, warrants, options and derivatives in respect of any Units;
 - (ii) none of the Directors had dealt for value in any Units or convertible securities, warrants, options and derivatives in respect of any Units;
 - (iii) Spring REIT had not dealt for value in any shareholdings or convertible securities, warrants, options and derivatives in respect of any share of the Manager; and
 - (iv) none of the Directors had dealt for value in any shareholdings or convertible securities, warrants, options and derivatives in respect of any share of the Manager.
- (r) All the issued Units currently in issue rank *pari passu* with each other in all respects including the rights as to voting, dividends and capital.
- (s) Spring REIT has not raised any funds by an issue of equity securities in the 12 months immediately preceding the Latest Practicable Date and since the end of the last financial year of Spring REIT ended 31 December 2023.
- (t) As at the Latest Practicable Date, Spring REIT had no convertible securities, options or warrants in issue which would otherwise confer any right to subscribe for, convert or exchange into the Units.
- (u) The principal members of the Manager Presumed Concert Group are the Manager, Mercuria Holdings and Huamao Property.

- (v) As at the Latest Practicable Date, the registered address of Mercuria Holdings was 1-3-3 Uchisaiwaicho Chiyoda-Ku Tokyo, 100-0011 Japan and the directors of Mercuria Holdings were Toshihiro Toyoshima, Hideya Ishino, Kiyoto Koyama, Takaki Shimada, Yasushi Ishihara, Terukazu Okahashi, Toshio Sasaki and Rikako Onishi.

- (w) As at the Latest Practicable Date, the registered address of Huamao Property was PO Box 309, Uglan House, Grand Cayman KY1-1104, Cayman Islands and its ultimate beneficial owners were Ms. Chia Seok Eng, Mr. Lin Minghan and Mr. Fang Chao.

NOTICE OF EXTRAORDINARY GENERAL MEETING



Spring Real Estate Investment Trust

春泉產業信託

*(A Hong Kong collective investment scheme authorised under section 104 of the Securities and Futures Ordinance
(Chapter 571 of the Laws of Hong Kong))*

(Stock code: 01426)

Managed by

Spring Asset Management Limited

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary General Meeting of the unitholders (the “**Unitholders**”) of Spring Real Estate Investment Trust (“**Spring REIT**”) will be held at 4:00 p.m. on Friday, 9 August 2024 at Room 2401-2, One Admiralty Centre, 18 Harcourt Road, Hong Kong for the purpose of considering and, if thought fit, passing with or without modifications, the following resolutions below as ordinary resolution and special resolution respectively. Words and expressions that are not expressly defined in this notice of extraordinary general meeting shall bear the same meaning as that defined in the unitholder circular dated 23 July 2024.

ORDINARY RESOLUTION

“**THAT**, conditional upon the Special Resolution being passed:

- (a) approval (where relevant, shall include approval by way of ratification) be and is hereby given for the issuance of the Subject 2024 Manager Fee Units (being those 2024 Manager Fee Units that, if issued to the Manager at any given Issue Date, would cause the aggregate unitholding of the Manager Concert Group to first exceed 30%) to the Manager up to a maximum of 6,469,200 Units; and
- (b) authorisation be granted to the Manager, any director of the Manager, the Trustee and any authorised signatory of the Trustee to complete and to do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager, the Trustee or such authorised signatory of the Trustee, as the case may be, may consider expedient or necessary or in the interests of Spring REIT to give effect to all matters in relation to the issuance of the Subject 2024 Manager Fee Units and the transactions contemplated thereunder.”

NOTICE OF EXTRAORDINARY GENERAL MEETING

SPECIAL RESOLUTION

“**THAT**, subject to the granting of the Whitewash Waiver by the Executive and any conditions that may be imposed thereon:

- (c) approval (where relevant, shall include approval by way of ratification) be and is hereby given for the Whitewash Waiver; and
- (d) authorisation be granted to the Manager, any director of the Manager, the Trustee and any authorised signatory of the Trustee to complete and to do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager, the Trustee or such authorised signatory of the Trustee, as the case may be, may consider expedient or necessary or in the interests of Spring REIT to give effect to all matters in relation to the Whitewash Waiver.”

By order of the board of Directors of
Spring Asset Management Limited
(as manager of Spring Real Estate Investment Trust)
Mr. Toshihiro Toyoshima
Chairman of the Manager

Hong Kong, 23 July 2024

Registered Office of the Manager:
Room 2602, 26/F, LHT Tower
31 Queen’s Road Central
Central, Hong Kong

Notes:

- (a) A Unitholder who is entitled to attend and vote at the EGM is entitled to appoint one or more proxies to attend, on a poll, vote in his/her stead. The person appointed to act as a proxy need not be a Unitholder.
- (b) In order to be valid, the form of proxy, together with the power of attorney or other authority (if any) under which it is signed or a notarially certified copy thereof, must be deposited at the registered office of the Unit Registrar, Tricor Investor Services Limited at 17/F Far East Finance Centre, 16 Harcourt Road, Hong Kong, not less than 48 hours before the time fixed for holding the meeting or any adjournment thereof. Completion and return of the proxy will not preclude you from attending and voting in person should you so wish. In the event that you attend the meeting or adjourned meeting (as the case may be) after having lodged a form of proxy, the form of proxy will be deemed to have been revoked.
- (c) Where there are joint registered Unitholders of a unit, any one of such Unitholders may vote at the meeting in respect of such unit as if he/she were solely entitled thereto, but if more than one of such Unitholders is present at the meeting, that one of such Unitholders so present whose name stands first on the Register of Unitholders in respect of such unit shall alone be entitled to vote in respect thereof.

NOTICE OF EXTRAORDINARY GENERAL MEETING

- (d) In order to determine which Unitholders will qualify to participate in and vote at the EGM, the Register of Unitholders will be closed from Tuesday, 6 August 2024 to Friday, 9 August 2024, both days inclusive, during which period no transfer of units will be registered. For those Unitholders who are not on the Register of Unitholders, in order to be qualified to participate in and vote at the EGM, all unit certificates accompanied by the duly completed transfer forms must be lodged with the unit registrar of Spring REIT in Hong Kong, Tricor Investor Services Limited at 17/F Far East Finance Centre, 16 Harcourt Road, Hong Kong, for registration not later than 4:30 p.m. on Monday, 5 August 2024.
- (e) In case Typhoon Signal No. 8 or above is hoisted, or a Black Rainstorm Warning Signal or “extreme conditions caused by a super typhoon” announced by the Government of Hong Kong is/are in force in Hong Kong at or at any time after 2:00 p.m. on the date of the EGM, the EGM will be adjourned. The Manager will post an announcement on the website of Spring REIT (www.springreit.com) and the designated website of the Stock Exchange (www.hkexnews.hk) to notify Unitholders of the date, time and place of the adjourned EGM.

The EGM will be held as scheduled while an Amber or a Red Rainstorm Warning Signal is in force. Unitholders should decide on their own whether they would attend the EGM under bad weather conditions bearing in mind their own situation.

As at the date of this notice, the directors of the Manager are Toshihiro Toyoshima (Chairman and non-executive director); Leung Kwok Hoe, Kevin (Chief Executive Officer and executive director) and Chung Wai Fai, Michael (executive director and Chief Financial Officer); Hideya Ishino (non-executive director); and Simon Murray, Lam Yiu Kin, Qiu Liping and Tong Shumeng (independent non-executive directors).