

The following is the text of a letter, summary of values and valuation certificates, prepared for the purpose of incorporation into this prospectus received from Grant Sherman Appraisal Limited, an independent valuer, in connection with its valuation as at 30 April, 2003 of the property interests of the Group in Hong Kong the PRC and Singapore.

**GRANT SHERMAN APPRAISAL LIMITED**

23rd July, 2003

The Directors
Global Digital Creations Holdings Limited
Suite 1205, No. 625 King's Road
North Point
Hong Kong

Dear Sirs,

In accordance with your instructions for us to value the property interests held by Global Digital Creations Holdings Limited (the "Company") and its subsidiaries (together the "Group"), we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the value of the properties as at 30 April, 2003.

Our valuations of the property interests are our opinion of the Open Market Value which we would define as intended to mean — "the best price at which the sale of an interest in a property might reasonably be expected to have been completed unconditionally for cash consideration on the date of valuation assuming:

- (i) a willing seller;
- (ii) that, prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms and for the completion of the sale;
- (iii) that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the date of valuation;
- (iv) that no account is taken of any additional bid by a prospective purchaser with a special interest; and
- (v) that both parties to the transaction had acted knowledgeably, prudently and without compulsion."

Our valuations have been made on the assumption that the Group sells the property interests on the open market in their existing state without the benefit of a deferred terms contract, leaseback, joint venture, management agreement or any similar arrangement which would serve to affect the values of the properties.

We have not search the title of the properties, or scrutinised the original title documents. We have been given copies of the tenancy agreements under which the properties were rented to the Group. In the course of our valuation, we have relied on a considerable extent on information provided by the Company on such matters as statutory notices, easements, tenure, occupation, floor area, identification of the properties and all other relevant matters. We have had no reason to doubt the truth and accuracy of the information provided to us by the Group which is material to the valuations. We were also advised by the Group that no material facts have been omitted from the information supplied. All documents and leases have been used as reference only. All dimensions, measurements and areas are approximations.

The property interests have no commercial value due mainly to the short term nature or the prohibition against assignment or sub-letting or otherwise due to the lack of substantial profit rent.

We have inspected the exterior and, where possible, the interior of the properties in respect of which we have been provided with such information as we have required for the purpose of our valuations. However, no structural survey has been carried out and it was not possible to inspect the wood work and other parts of the structure which were covered, unexposed or inaccessible. We are therefore, unable to report that the property is free of rot, infestation or any structural defects. No tests have been carried out on any of the building services.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with. In addition, it is assumed that the utilization of the land and improvements is within the boundaries of the properties described and that no encroachment or trespass exists, unless noted in the report.

We have also assumed that all consents, approvals and licenses from relevant government authorities for the properties have been granted without any onerous conditions or undue time delay which might affect their values.

No allowance has been made in our report for any charges, mortgages or amounts owing on 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 an onerous nature which could affect their values.

We enclose herewith a summary of our valuations and the valuation certificates.

Yours faithfully,

For and on behalf of

GRANT SHERMAN APPRAISAL LIMITED

Henry W H Tse

MRICS MHKIS

Assistant Vice President

Real Estate Group

Teo Yik Weng

FRICS FSISV

Consultant

Note: Mr. Henry W H Tse, who is a Chartered Valuation Surveyor, has over 8 years experience in valuation of properties in Hong Kong and Mainland China. Mr. Teo Yik Weng, who is also a Chartered Valuation Surveyor, has substantial experience in valuation of properties in Singapore, Malaysia and Indonesia.

SUMMARY OF VALUATIONS

Property	Capital value in existing state as at 30 April, 2003 <i>HK\$</i>
Group I — Properties Rented/Licensed to and Occupied by the Group in Hong Kong	
1. Suite 1205 on 12th Floor No. 625 King’s Road North Point Hong Kong	No commercial value
2. Flat B on 4th Floor Block 1, Grandeur Villa No. 21 Tat Chee Avenue Yau Yat Chuen Kowloon	No commercial value
3. Flat C on 9th Floor Tower 33, Parc Oasis No. 21 Grandeur Road Yau Yat Chuen Kowloon	No commercial value
4. Car Parking Space No. 18 on Car Parking Level 2 Parc Oasis No. 31 Grandeur Road Yau Yat Chuen Kowloon	No commercial value
5. Flat B on 6th Floor Mei Fai Mansion Nos. 110–116 Jaffe Road Wanchai Hong Kong	No commercial value
6. Flat B on 10th Floor Three Island Place No. 61 Tanner Road North Point Hong Kong	No commercial value
7. Flat F on 8th Floor Tung Po Building Nos. 483–497 King’s Road North Point Hong Kong	No commercial value

		Capital value in existing state as at 30 April, 2003 HK\$
Property		
8.	Flat C on 13th Floor King Fook Court Bedford Garden No. 173 Tin Hau Temple Road Hong Kong	No commercial value
Sub-total:		Nil
Group II — Properties Rented and Occupied by the Group in the PRC		
9.	The Whole of Second and Third Levels Block B, Yuehaimen Square Nos. 2292–2300 Nanyau Avenue Nanshan District Shenzhen The People’s Republic of China	No commercial value
10.	Portion of First Level Block B, Yuehaimen Square Nos. 2292–2300 Nanyau Avenue Nanshan District Shenzhen The People’s Republic of China	No commercial value
11.	Nos. 101–104 on First Level and Underground Level Block B1, Yuehaimen Square Nos. 2292–2300 Nanyau Avenue Nanshan District Shenzhen The People’s Republic of China	No commercial value
12.	Unit 1802 on 18th Floor La Residence Nos. 90–98 Zhen Ning Road Jingan District Shanghai City The People’s Republic of China	No commercial value
13.	Units 3101–3108 Zhaofeng Plaza No. 1027 Changning Road Changning District Shanghai City The People’s Republic of China	No commercial value
Sub-total:		Nil

Property		Capital value in existing state as at 30 April, 2003 HK\$
Group III — Property Rented and Occupied by the Group in Singapore		
14.	Portion of 70B and The Whole Portion Except a Server Room of 70A Amoy Street Singapore 069889 Singapore	No commercial value
Sub-total:		Nil
Grand-total:		Nil

VALUATION CERTIFICATE

Group I — Properties Rented/Licensed to and Occupied by the Group in Hong Kong

Property	Description and Tenure	Capital value in existing state as at 30 April, 2003 HK\$
1. Suite 1205 on 12th Floor No. 625 King's Road North Point Hong Kong	<p>The property comprises an office unit on the 12th floor of a 26-storey (plus two basement levels) office building completed in 1998.</p> <p>The property has a gross floor area of approximately 1,878 sq.ft. It is currently occupied by the Group as an office.</p> <p>The property is rented by GDC China Limited, a wholly-owned subsidiary of the Group, for a term of two years commencing from 20 February, 2002 at a monthly rent of HK\$25,353 exclusive of rates, service charges, air-conditioning and management charges.</p>	No commercial value
2. Flat B on 4th Floor Block 1, Grandeur Villa No. 21 Tat Chee Avenue Yau Yat Chuen Kowloon	<p>The property comprises a residential flat on the 4th floor of a 9-storey residential block in a private residential development completed in 1991.</p> <p>The property has a gross floor area of approximately 1,410 sq.ft. It is currently occupied by the Group as director's quarters.</p> <p>The property is rented by GDC China Limited, a wholly-owned subsidiary of the Group, for a term of two years commencing from 7 May, 2002 at a monthly rent of HK\$28,000 exclusive of service charges and management fees. The tenancy agreement has a break clause giving the tenant a right to terminate the agreement in the second year by serving not less than one month's notice.</p>	No commercial value
3. Flat C on 9th Floor Tower 33, Parc Oasis No. 21 Grandeur Road Yau Yat Chuen Kowloon	<p>The property comprises a residential flat on the 9th floor of a 11-storey residential block in a private residential development completed in 1995.</p> <p>The property has a gross floor area of approximately 1,033 sq.ft. It is currently occupied by the Group as staff's quarters.</p> <p>The property is licensed to GDC China Limited, a wholly-owned subsidiary of the Group, via a verbal monthly license at a monthly license fee of HK\$22,000 inclusive of management fees, government rent and rates.</p>	No commercial value
4. Car Parking Space No.18 on Car Parking Level 2 Parc Oasis No. 31 Grandeur Road Yau Yat Chuen Kowloon	<p>The property comprises a car parking space on the 2nd level of a 3-level car park in a private residential development completed in 1995.</p> <p>The property is currently occupied by the Group as car parking space for the use of a staff member.</p> <p>The property is licensed to GDC China Limited, a wholly-owned subsidiary of the Group, via a verbal monthly license at a monthly license fee of HK\$2,500 inclusive of management fees, government rent and rates.</p>	No commercial value

Property	Description and Tenure	Capital value in existing state as at 30 April, 2003 HK\$
5. Flat B on 6th Floor Mei Fai Mansion Nos. 110–116 Jaffe Road Wanchai Hong Kong	<p>The property comprises a residential flat on the 6th floor of a 24-storey residential block completed in 1986.</p> <p>The property has a gross floor area of approximately 556 sq.ft. It is currently occupied by the Group as staff quarters.</p> <p>The property is rented by GDC China Limited, a wholly-owned subsidiary of the Group, for a term of one year commencing from 15 October, 2002 at a monthly rent of HK\$8,000 exclusive of government rent, rates, taxes, management fees and service charges. The tenancy agreement has a break clause giving either party the right to terminate the agreement by serving a one-month written notice.</p>	No commercial value
6. Flat B on 10th Floor Three Island Place No. 61 Tanner Road North Point Hong Kong	<p>The property comprises a residential flat on the 10th floor of a 32-storey residential tower built upon a 5-level commercial/ carpark podium in a private residential development. The development was completed in 1996.</p> <p>The property has a gross floor area of approximately 781 sq.ft.. It is occupied by the Group as staff quarters.</p> <p>The property is rented by GDC China Limited, a wholly-owned subsidiary of the Group, for a term of two years commencing from 1 April, 2003 at a monthly rent of HK\$12,500 inclusive of rates and management fee. The tenancy agreement has a break clause giving the tenant a right to terminate the agreement in the second year of the term by serving a one-month written notice or payment of one month's rent in lieu of the notice.</p>	No commercial value
7. Flat F on 8th Floor Tung Po Building Nos. 483–497 King's Road North Point Hong Kong	<p>The property comprises a residential flat on the 8th floor of a 20-storey residential tower built upon a 4-storey commercial podium. The development was completed in 1986.</p> <p>The property has a gross floor area of approximately 454 sq.ft. It is currently occupied by the Group as staff quarters.</p> <p>The property is rented by GDC China Limited, a wholly-owned subsidiary of the Group, for a term of two years commencing from 15 January, 2002 at a monthly rent of HK\$7,500 inclusive of management fees, government rent and rates, but exclusive of service charges. The tenancy agreement has a break clause giving the tenant a right to terminate the agreement in the second year by serving a one-month written notice.</p>	No commercial value

		Capital value in existing state as at 30 April, 2003 HK\$
Property	Description and Tenure	
8. Flat C on 13th Floor King Fook Court Bedford Garden No. 173 Tin Hau Temple Road Hong Kong	<p>The property comprises a residential flat on the 13th floor of a 20-storey residential tower in a private residential development. The development was completed in 1981.</p> <p>The property has a gross floor area of approximately 625 sq.ft. It is currently occupied by the Group as staff quarters.</p> <p>The property is rented by GDC China Limited, a wholly-owned subsidiary of the Group, for a term of two years commencing from 15 January, 2003 at a monthly rent of HK\$8,000 inclusive of management fees, government rent and rates, but exclusive of service charges. The tenancy agreement has a break clause giving the landlord and the tenant a right to terminate the agreement in the second year of the term by serving a two-month written notice or payment of two months' rent in lieu of the notice.</p>	No commercial value

Group II — Properties Rented and Occupied by the Group in the PRC

9. The Whole of Second and Third Levels Block B, Yuehaimen Square Nos. 2292–2300 Nanyau Avenue Nanshan District Shenzhen The People’s Republic of China	<p>The property comprises the whole of the second and the third levels in a 3-storey (plus an underground level) building completed in 1995.</p> <p>The property has a total gross floor area of approximately 4,600 sq. m (49,514 sq.ft.). It is currently occupied by the Group as a training center accommodating animation laboratories, instructor’s office, instructor and student dormitories, and other ancillary rooms and facilities.</p> <p>The property is leased by IDMT (Shenzhen) Limited, a wholly-owned subsidiary of the Group, for a term from 20 June, 2000 to 19 June, 2005 at a monthly rent of RMB128,800 exclusive of management fees and service charges.</p>	No commercial value
10. Portion of First Level Block B, Yuehaimen Square Nos. 2292–2300 Nanyau Avenue Nanshan District Shenzhen The People’s Republic of China	<p>The property comprises a portion of the first level in a 3-storey (plus an underground level) building completed in 1995.</p> <p>The property has a total gross floor area of approximately 903 sq. m (9,720 sq.ft.). It is currently occupied by the Group as an animation production house.</p> <p>The property is leased by IDMT (Shenzhen) Limited, a wholly-owned subsidiary of the Group, for a term from 20 February, 2001 to 19 June, 2005 at a monthly rent of RMB25,284 exclusive of management fees and service charges.</p>	No commercial value

			Capital value in existing state as at 30 April, 2003 HK\$
Property	Description and Tenure		
11. Nos. 101–104 on First Level and Underground Level Block B1, Yuehaimen Square Nos. 2292–2300 Nanyau Avenue Nanshan District Shenzhen The People’s Republic of China	<p>The property comprises a portion of the first level and the underground level in a 3-storey (plus a underground level) building completed in 1995.</p> <p>The property has a total gross floor area of approximately 1169 sq. m (12,583 sq.ft.). The property is currently vacant and is intended to be used by the Group as production studio.</p> <p>The property is leased by IDMT (Shenzhen) Limited, a wholly-owned subsidiary of the Group, for a term from 15 November, 2002 to 14 November, 2006 at a monthly rent of RMB32,732 exclusive of management fees and service charges.</p>	No commercial value	
12. Unit 1802 on 18th Floor La Residence Nos. 90–98 Zhen Ning Road Jingan District Shanghai City The People’s Republic of China	<p>The property comprises an apartment on the 18th floor of a 38-storey residential tower completed in about 1999.</p> <p>The property has a gross floor area of approximately 130.16 sq. m (1401 sq.ft.). It is currently occupied by the Group as a representative office.</p> <p>The property is rented by Shanghai Representative Office of IDMT (Shenzhen) Limited, a wholly-owned subsidiary of the Group, for a term of six months commencing from 28 January, 2003 at a monthly rent of RMB8750 inclusive of management fees but exclusive of services charges. In addition, a car parking space is provided at no charge by the landlord under the tenancy agreement.</p>	No commercial value	
13. Units 3101–3108 Zhaofeng Plaza No. 1027 Changning Road Changning District Shanghai City The People’s Republic of China	<p>The property comprises an office floor on the 31st level of a 42-level office/commercial building completed in 2002.</p> <p>The property has a gross floor area of approximately 1,956.47 sq.m. (21,059 sq.ft.)</p> <p>The property is leased by IDMT (Shenzhen) Limited, a wholly-owned subsidiary of the Group, for a term of five years commencing from 1 June, 2003 at a yearly rent of RMB3,000,000 plus a yearly interior finishing fee of RMB600,000 (i.e. total RMB3,600,000) to be paid half-yearly, exclusive of management fees and service charges. It is used by the Group as office, production studio, and training school.</p>	No commercial value	

		Capital value in existing state as at 30 April, 2003 HK\$
Property	Description and Tenure	
Group III — Property Rented and Occupied by the Group in Singapore		
14. Portion of 70B and The Whole Portion Except a Server Room of 70A Amoy Street Singapore 069889 Singapore	<p>The property comprises furnished office spaces on the 3rd storey (“Portion of 70B”) and the whole of the 2nd storey excluding the server room (“The Whole Portion Except a Server Room of 70A”) of a 3-storey terrace commercial building completed in 1960s. The building was fully refurbished about three years ago.</p> <p>Portion of 70B has a lettable floor area of about 77 sq.ft. and The Whole Portion Except a Server Room of 70A has a gross floor area of about 1,043 sq.ft..</p> <p>Portion of 70B was rented through a sub-tenancy agreement by GDC Technology Pte Ltd., a wholly-owned subsidiary of the Group, for a term of one year commencing from 1 September 2002 at a monthly rent of S\$1000 (approximately HK\$4,300) inclusive of management fees, service charges and Goods & Services Tax (GST). Through a supplemental sub-tenancy agreement dated 12 May, 2003, GDC Technology Pte Ltd agreed to relocate to The Whole Portion Except a Server Room of 70A on 15 May, 2003 with a new monthly before Goods and Services Tax rent of S\$4800 (approximately HK\$20,640) inclusive of management fee, utilities and certain office administration services charges, and all other terms unchanged. The Whole Portion Except a Server Room of 70A is currently occupied by the Group as an office.</p>	No commercial value