

The following is the text of a letter, a summary of valuation and valuation certificates, prepared for the purpose of incorporation in the document dated 29 June 2007 issued by the Company, received from Vigers Appraisal & Consulting Limited, an independent property valuer, in connection with its valuation on the property interests as at 31 March 2007.

Vigers Appraisal & Consulting Limited
International Property Consultants

10/F The Grande Building
398 Kwun Tong Road
Kowloon
Hong Kong



29 June 2007

The Directors
Beijing Jingkelong Company Limited
No. 45 Xinyuan Street,
Chaoyang District,
Beijing, The PRC

Dear Sirs,

In accordance with your instructions for us to value the property interests of Beijing Jingkelong Company Limited (the “Company”) and its subsidiaries (together referred to as the “Group”) in the People’s Republic of China (the “PRC”), we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market values of such property interests for the purpose of incorporation in this document as at 31 March 2007 (“the Date of Valuation”).

Our valuation is our opinion of the market value which we would define as intended to mean “the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion”.

For property interests in Group I which are owned and occupied by the Group in the PRC, we have valued them on a market basis assuming sale with benefit of vacant possession by reference to comparable market transactions and with reference to depreciated replacement cost approach. Depreciated replacement cost approach means a combination of assessing the market value of the lands portions of the properties and replacement cost of the buildings and structures erected on the land respectively. Hence, the sum of the two results represents the market value of the property as a whole. In the valuation of the land portions, reference has been made to the standard land prices in Beijing and Hebei Province and the sales comparable in the locality. As the nature of the buildings and structures cannot be valued on the basis of market basis, they have therefore been valued on the basis of their depreciated replacement costs. Depreciated replacement cost is defined as “the current cost of replacement (reproduction) of a property less deductions for physical deterioration and all relevant forms of obsolescence and optimisation”. Our opinion of value for each individual property does not necessarily represent the amount that might be realised in the market from the disposal of

that particular property. However, the depreciated replacement cost approach generally furnished the most reliable indication of value for property in the absence of a known market based on comparable sales. This approach is subject to adequate potential profitability of the business.

For property interests in Group II which are held under construction for future occupation use in the PRC, we have valued each of the property interest on the basis that the property will be developed and completed in accordance with the Group's latest development proposals provided to us. We have assumed that approvals for the proposals will be granted without onerous conditions. In arriving at our opinion of value, we have valued using the Direct Comparison Approach by making reference to comparable transactions in the locality and have also taken into account the construction costs that will be expended to complete the development to reflect the quality of the completed development. The "Capital value when completed" represents our opinion of the aggregate selling prices of property assuming that it would have been completed as at the date of valuation.

For property interests in Group III which are rented by the Group in the PRC, we have assigned no commercial value to them mainly due to the prohibition against assignment, the lack of substantial profit rents or the short term nature of such interests.

In undertaking our valuation of the property interests, we have relied on the legal opinion provided by the Group's PRC legal adviser, Jun Ze Jun Law Offices (the "PRC Legal Opinion"). Based on the PRC Legal Opinion, details of the current status of titles, grant of major approvals, licenses and documents of the property interests are set out in the valuation certificates.

In the course of our valuation, we have not caused title searches to be made for the property interests at the relevant government bureau. However, we have been provided with extracts from title documents relating to the property interests. We have not, however, searched the original documents to verify ownership or to verify the existence of any lease amendments which do not appear on the copies handed to us. All documents and leases have been used for reference only. All dimensions, measurements and areas included in the valuation certificates are based on information contained in the documents provided to us by you and therefore are only approximations.

In the course of our valuation, we have assumed that all consents, approvals and licences from relevant PRC government authorities for development of the property interests will be granted without any onerous conditions or undue delay.

We have relied to a considerable extent on information provided by the Group and have accepted advice given to us on such matters as planning approvals or statutory notices, easements, tenure, occupation, lettings, site and floor areas. We have also been advised by the Group that no material factors had been concealed or omitted in the information provided to us and we have not independently verified the information so provided.

Our valuation has been made on the assumption that the owner sells the property interests on the market without the benefit of a deferred terms contract, leaseback, joint venture, management agreement or any similar arrangement which would serve to increase the values of the property interests. Furthermore, no account has been taken of any option or right of pre-emption concerning or affecting the sale of the property interests and no forced sale situation in any manner is assumed in our valuation.

In valuing the property interests, we have assumed free and uninterrupted rights to use, occupy or assign the properties for the whole of the unexpired term as granted.

We have inspected the exterior of the properties and, where possible, the interior of the premises. However, no structural survey has been made and we are therefore unable to report whether the properties are free from rot, infestation or any structural defects, though in the course of our inspections we did not note any serious defects. No tests were carried out on any of the services.

We have not carried out investigations on site to determine the suitability of ground conditions and services etc. for any future development, nor have we undertaken any ecological or environmental surveys. Our valuations are prepared on the assumption that these aspects are satisfactory and that no extraordinary expenses or delays will be incurred during construction period.

No allowance has been made in our valuation 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.

In valuing the property interests, we have complied with all the requirements set out in Chapter Eight to the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited. In addition, our valuations are prepared in accordance with the HKIS Valuation Standards on Properties (First Edition 2005) published by the Hong Kong Institute of Surveyors (HKIS).

Unless otherwise stated, all monetary amounts stated are in Hong Kong Dollar. The exchange rate used in valuing the property interests in the PRC on 31 March 2007 was HK\$1.0125 = RMB1.0. There has been no significant fluctuation in the exchange rates for Renminbi against Hong Kong Dollars between the date of valuation and this letter.

We enclosed herewith our summary of valuation and valuation certificates.

Yours faithfully, For and on behalf of
Vigers Appraisal & Consulting Limited
Raymond Ho Kai Kwong
Registered Professional Surveyor
MRICS MHKIS MSc (e-com)
Executive Director

Note: Raymond K. K. Ho, Chartered Surveyor, MRICS, MHKIS, MSc (e-com) has 20 years experience in undertaking valuation of properties in Hong Kong and has over 12 years' experience in the valuation of properties in the PRC.

SUMMARY OF VALUATION

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 | |
|--|---|--|--|--|
| Group I – Property interests owned and occupied by the Group in the PRC | | | | |
| 1 | Jing Ke Long Hypermarket – Jing Ke Long (Langfang) located at the Fifth Avenue Supermarket Xinshiji Pedestrian Area, Langfang City, Hebei Province, the PRC | RMB56,800,000 (equivalent to HK\$57,510,000) | 100% | RMB56,800,000 (equivalent to HK\$57,510,000) |
| 2 | Jing Ke Long Hypermarket – Tian Shui Yuan branch located at Block 16 Tian Shui Yuan Bei Li, Chaoyang District, Beijing, the PRC | RMB94,600,000 (equivalent to HK\$95,780,000) | 100% | RMB94,600,000 (equivalent to HK\$95,780,000) |
| 3 | Jing Ke Long Supermarket – Jinsong branch located at No. 58 Dong San Huan South Road, Chaoyang District, Beijing, the PRC | RMB51,500,000 (equivalent to HK\$52,140,000) | 100% | RMB51,500,000 (equivalent to HK\$52,140,000) |
| 4 | Jing Ke Long – Main Office Complex located at No. 45 Xinyuan Street, Chaoyang District, Beijing, the PRC | RMB55,800,000 (equivalent to HK\$56,500,000) | 100% | RMB55,800,000 (equivalent to HK\$56,500,000) |
| 5 | Jing Ke Long – Storage Facilities located at No. 1108 Ping Fang Village, Chaoyang District, Beijing, the PRC | RMB10,200,000 (equivalent to HK\$10,330,000) | 100% | RMB10,200,000 (equivalent to HK\$10,330,000) |
| 6 | Jing Ke Long – Maintenance Facilities located at No. Jia 1 Liu Fang Nan Li, Chaoyang District, Beijing, the PRC | RMB7,630,000 (equivalent to HK\$7,730,000) | 100% | RMB7,630,000 (equivalent to HK\$7,730,000) |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|--|---|--|---|
| 7 Convenience Store No. 5, Level 1, Block 22, Jing Ao Jia Yuan, Dongba Zhong Road, Chaoyang District, Beijing, the PRC | RMB2,300,000 (equivalent to HK\$2,330,000) | 100% | RMB2,300,000 (equivalent to HK\$2,330,000) |
| 8 Convenience Store No. 38, Room 101 on Level 1 of Block 2, located at No. 12, Shuangqiao Road East, Chaoyang District, Beijing, the PRC | No commercial value | 100% | No commercial value |
| 9 Convenience Store No. 40, Unit 12 on Level 1 of Block 127 in Jiangfujiayuan Bei Lane Tuofangying, Jiangtai County, Chaoyang District, Beijing, the PRC | No commercial value | 100% | No commercial value |
| | Sub-total: | | |
| | RMB278,830,000 (equivalent to HK\$282,320,000) | | RMB278,830,000 (equivalent to HK\$282,320,000) |

Group II – Property interests held under development by the Group in the PRC

| | | | |
|---|---|------|---|
| 10 Jing Ke Long Jiuxianqiao branch located at Jiuxianqiao, Chaoyang, District, Beijing, the PRC | RMB408,800,000 (equivalent to HK\$413,910,000) | 100% | RMB408,800,000 (equivalent to HK\$413,910,000) |
| 11 Jing Ke Long Hypermarket – Changping branch located at Xiguan Huandao East, Changping District, Beijing, the PRC | RMB54,800,000 (equivalent to HK\$55,490,000) | 100% | RMB54,800,000 (equivalent to HK\$55,490,000) |
| | Sub-total: | | |
| | RMB463,600,000 (equivalent to HK\$469,400,000) | | RMB463,600,000 (equivalent to HK\$469,400,000) |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|----------|--------------------------------------|--|--|
|----------|--------------------------------------|--|--|

Group III – Property interests rented and occupied by the Group in the PRC

Hypermarket

| | | | | |
|----|---|---------------------|------|-----|
| 12 | Jing Ke Long Huilongguan Shopping Arcade A parcel of land together with various buildings erected thereon located at the eastern side of Erbozi Jingchang Highway, Changping District, Beijing, the PRC | No commercial value | 100% | Nil |
| 13 | Jing Ke Long Wangjing Shop The whole of Block No. 211 and ancillary buildings, Nanhu Zhongyuan, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 14 | Jingkelong Jiugong Shop, Level 2 of No. 1 Jiugong Road West, Jiugong Town, Daxing District, Beijing, the PRC | No commercial Value | 100% | Nil |

Supermarket

| | | | | |
|----|--|---------------------|------|-----|
| 15 | Jing Ke Long Dashanzi Shopping Arcade, the west portion of Block No. 8, Dashanzi North Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 16 | Jing Ke Long Fatou Shopping Arcade, Nos. 11 and 17 FatouWest Lane and No. 4 FatouWest Lane Zone 3, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 17 | Jing Ke Long Guanzhuang Shopping Arcade, No. 49 Guanzhuang East Street, No. 49 Guanzhuang East Lane East, Guanzhuang East Lane and No. 49 Guanzhuang East Street East, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|--|--------------------------------------|--|--|
| 18 Jing Ke Long Huaan Shopping Arcade, Block 12, Anhua West Lane 1st Zone, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 19 Jing Ke Long Huawei Non-staple Food Shopping Arcade, No. 40 Huawei West Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 20 Jing Ke Long Capital Airport Shopping Arcade, No. 1 Capital Airport South Road, and Capital Airport South Road, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 21 Jing Ke Long Chaoyang Jingyuan Shopping Arcade, No. 24 Sanyuanli Street, Zuojiashuang, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 22 Jing Ke Long Chaoyang Jingyuan Shopping Arcade Godown, No. 5 Sanyuanli street, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 23 Jing Ke Long Sanlitun Shopping Arcade, No. 27 North Sanlitun Road South and no. 11 Gongti Road North, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 24 Jing Ke Long Songyu Lane Shopping Arcade, No. 28 Songyu Lane and No. 15 Wusheng West Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 25 Jing Ke Long Tuanjie Lake Shopping Arcade, the courtyard of No. 8 Tuanjie Lake Road, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 26 Jing Ke Long Tuanjie Lake Shopping Arcade, No. 8 Tuanjie Lake Road, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|---|--------------------------------------|--|--|
| 27 Jing Ke Long Tuanjie Lake Shopping Arcade, No. 7 Tuanjie Lake Road, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 28 Jing Ke Long Xibahe Non-staple Food Shopping Arcade, Blocks 83 and 85, Xibahe East Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 29 Jing Ke Long Zaoying Road Shopping Arcade, No. 10 Zaoying South Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 30 Jing Ke Long Zhenzhi Road Non-staple Food Shopping Arcade, Block No. Jia 2 Hujialou Street North, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 31 Jing Ke Long Zhenzhi Road Non-staple Food Shopping Arcade Godown, Block No. 3, Shuiduizi Road, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 32 Jing Ke Long Kangjing Lane Shopping Arcade, No. 19 and 20 Kangjing Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 33 Jing Ke Long Shuanglong Shopping Arcade, Block No. 204, Shuanglong South Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 34 Jing Ke Long Ganluyuan Non-staple Food Shopping Arcade, Block No. 18 Ganluyuan South Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|---|--------------------------------------|--|--|
| 35 Jing Ke Long Dongba Shop Various buildings together with facilities located on No. 1 Hongsong Garden, Dongba Village, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 36 Jing Ke Long Miyun Shop, Levels one to three and ancillary facilities, No. 21 Xinnan Road, Miyun County, Beijing, the PRC | No commercial value | 100% | Nil |
| 37 Jing Ke Long (Lang Fang) Yanjiao Shop, Levels one to two and ancillary facilities on the junction between the South-east of Yingbin Road and Jingha Road, North Yanjiao Development Zone, Sanhe City, Hebei Province, the PRC | No commercial value | 80% | Nil |
| 38 Jing Ke Long Jinsong Shop, No. 401 Jinsong 4th Zone, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 39 Jing Ke Long Baiziyuan Shop, Level 1, the basement and ancillary facilities of the club house B, on No. 16 Baiziwan Road, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 40 Jing Ke Long Louzizhuang Shop, the eastern side on the junction between Donggao Road and Louzizhuang Central Road, Jinzhao Village, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 41 Jing Ke Long Tianzhu Shop, Units 105, 106 and 107, Level 1, Tianyun Court, Tianzhu Garden, Shunyi District, Beijing, the PRC | No commercial value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|--|--------------------------------------|--|--|
| 42 Jing Ke Long Tian Cun Shop, Portion of Level 1 and the basement level 1, No. 1 Yuefujiayuan Commercial Building, No. Yiyi Yongding Road, Haidian District Beijing, the PRC | No commercial value | 100% | Nil |
| 43 Jing Ke Long Xidan Shop, Basement Level 1, No. 109 Xidan Main Street North, Xicheng District, Beijing, the PRC | No commercial value | 100% | Nil |
| 44 Jing Ke Long Heping Lane Shop, Level 1 and basement level 1, South portion of Block No. 8, Zone 6 of Heping Lane, Dongcheng District, Beijing, the PRC | No commercial value | 100% | Nil |
| 45 Jing Ke Long Yuqiao Shop Levels 1-2 and portion of Level 3, Commercial Building, No. 15 Yuqiao Zhong Road, Tongzhou District, Beijing, the PRC | No commercial value | 100% | Nil |
| 46 Jing Ke Long Jiukeshu Shop Levels 1 and 2, Commercial Building, No. 29 Jiukeshu Road East, Tongzhou District, Beijing, the PRC | No commercial value | 100% | Nil |
| 47 Jing Ke Long Yuqiao Road West Shop Level 1, No. 66 Yuqiao Road West, Tongzhou District, Beijing, the PRC | No commercial value | 100% | Nil |
| 48 Jing Ke Long Beiguan Shop Level 1 and basement level 1 of the Commercial Building together with ancillary facilities, Block 15, Wanfujiayuan Yongshun Town, Tongzhou District, Beijing, the PRC | No commercial value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|--|--------------------------------------|--|--|
| 49 Jing Ke Long Yudaihe Shop Levels 1 to 2, Commercial Building, No. Jia 4, No. 48 Yudaihe Main Street , and No. 7 Yudaihe Main Street, Tongzhou District, Beijing, the PRC | No commercial value | 100% | Nil |
| 50 Jing Ke Long Xinhua Main Street Shop No. 256 Xinhua Main Street, Tongzhou District, Beijing, the PRC | No commercial value | 100% | Nil |
| 51 Jing Ke Long Qiaozhuang Shop Block 34, No. 2, Zone East, Qiaozhuang, Tongzhou District, Beijing, the PRC | No commercial value | 100% | Nil |
| 52 Jing Ke Long Longwang Village Shop The Commercial Building in front of Geng Zhuang Residential Block, on the north of Jingha Highway, Tongzhou District, Beijing, the PRC | No commercial value | 100% | Nil |
| 53 Jingkelong Mingguangcun Shop Level 1 and Basement Level 1, No. 3 Honglian Village North, Haidian District, Beijing, the PRC | No commercial Value | 100% | Nil |
| 54 Jingkelong Changying Shop, Level 1 and basement Level 1, Block 13, Minzu Jiayuan, Changying Village, Chaoyang District, Beijing, the PRC | No commercial Value | 100% | Nil |
| 55 Jingkelong Yongan Road Shop, Basement level 1 and 2 and portion of Level 1, No. 5 Renshou Road, Xuanwu District, Beijing, the PRC | No commercial Value | 100% | Nil |
| 56 Jingkelong Wanliu Shop, Basement Level 1, No. 29 Wanliu Zhong Road, Haidian District, Beijing, the PRC | No commercial Value | 100% | Nil |
| 57 Jingkelong Hongsong Garden Shop, No. 16 Hongsong Garden North Lane Chaoyung District Beijing, the PRC | No commercial Value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|---|--------------------------------------|--|--|
| 58 Jingkelong Xizhaosi, Basement level 1 of Block 4, Huacheng Estate located at No.16 Xizhaosi Street, Chongwen District, Beijing, the PRC | No commercial value | 100% | Nil |
| 59 Jingkelong Zonglvquan Shop, Portions of Levels 1 & 2 and the whole of basement levels 1 and 2 of Plam Arcade located at No. 8 Gongyuan Road South, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 60 Jingkelong Yanqing Shop, Portion of Level 1, the whole of levels 2, 3 and basement level 1 of Lyun Commercial Arcade located at No.58 Gaota Street, Yanqing County, Beijing, the PRC | No commercial value | 100% | Nil |
| 61 Portion of Block 12 located at Shifoying Xi Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| Convenience Store | | | |
| 62 Convenience Store No. 1, Block No. 13 Gongrentiyuchang Road East, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 63 Convenience Store No. 2, No. 1 Zuojiashuang Sanjiaodi, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 64 Convenience Store No. 3, Block No. 4 Hongmiao North Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|--|--------------------------------------|--|--|
| 65 Convenience Store No. 4, No. 8 Fangcaodi Street West, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 66 Convenience Store No. 4 Godown, The East of No. 8 Fangcaodi Street West, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 67 Convenience Store No. 6, The west portion of No. 9 Guandongdian Street North, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 68 Convenience Store No. 7, the west portion of Block No. 5 Gongrentiyuchang Road South, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 69 Convenience Store No. 8, Tiyuchang Road East, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 70 Tiyuchang Road East, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 71 Convenience Store No. 9, Non-staple Food Shop in Sanlitun North, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 72 Convenience Store No. 10, the west portion of Block No. 22, Dongzhimenwai Main Street, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 73 Convenience Store No. 11, No. 21 Xingfuer Village, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 74 Convenience Store No. 12, Block No. 3 Shuiduizi Road East and a single-storey Block, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|---|--------------------------------------|--|--|
| 75 Convenience Store No. 13, Block No. Jia 306 Balizhuang North Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 76 Convenience Store No. 14, No. 7 Guanghui Lane, Jianwai Main Street, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 77 Convenience Store No. 15, Portion of Block No. 9 Huajiadi South Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 78 Convenience Store No. 16, Zone 3, Gaojiayuan, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 79 Convenience Store No. 17, No. 14, Zone 2, Gaojiayuan, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 80 Convenience Store No. 18, Block No. 16 Xinjiedayuan, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 81 Convenience Store No. 19, No. 817 Jinsong 8th Zone, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 82 Convenience Store No. 20, No. 9 Fatou North Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 83 Convenience Store No. 21, No. 518 to 521 Jinsong 5th Zone, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 84 Convenience Store No. 22, No. 111 Jinsong 1st Zone, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 85 Convenience Store No. 23, No. 203 Jinsong 2nd Zone, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|---|--------------------------------------|--|--|
| 86 Convenience Store No. 24, Block No. 8 Chuiyangliu West Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 87 Convenience Store No. 25, Block No. 19, Zone 2, Anzhen West Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 88 Convenience Store No. 26, Block No. 16, Zone 1, Anzhen West Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 89 Convenience Store No. 27, No.304 Huizhong Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 90 Convenience Store No. 28, Block No. 1 Yinghua Street East, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 91 Convenience Store No. 29, No. 18 Sijiefang, Jiuxianqiao, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 92 Convenience Store No. 30, The east portion of Block No. 16 Shiyijiefang, Jiuxianqiao, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 93 Convenience Store No. 31, The north-east portion of No. 3 Fangyuan Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 94 Convenience Store No. 32, Block No. 34 Zaoying North Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 95 Convenience Store No. 33, Block No. 12 Dongjunzhuang, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 96 Convenience Store No. 34, Block No. 1 Jintaibei Street, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 |
|---|--------------------------------------|--|--|
| 97 Convenience Store No. 35, No. 22 and the South of No. 22 Nongguang Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 98 Convenience Store No. 36, Level 1 of Block 5 and 6 located at Shuguang Xi Lane No. Jia Liu, Chaoyang District, Beijing, the PRC | No commercial Value | 100% | Nil |
| 99 Convenience Store No. 37, A commercial building located at Yunjingli Zone Liyuan Town Tongzhou District, Beijing, the PRC | No commercial value | 100% | Nil |
| 100 Convenience Store No. 39, Wusheng External Trading Market, Nanmofang, Chaoyang District, Beijing, the PRC | No commercial Value | 100% | Nil |
| Other leased properties of the Company | | | |
| 101 Jing Ke Long Training Centre, Block No. 4 Hongmiao North Lane, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 102 Jing Ke Long Live and Fresh Produce Logistics Centre, Yaojia Garden West Kou, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 103 Jing Ke Long Dry Product Logistics Centre, Shuangqiao Zhong Road, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 104 Block No. 301 Jinsong 3rd Zone, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |
| 105 No. 19 Jianwaierdaojie, Chaoyang District, Beijing, the PRC | No commercial value | 100% | Nil |

| Property | Market Value as at 31 Mar 2007 | Interest attributable to the Group | Capital Value attributable to the Group as at 31 Mar 2007 | |
|--|--|--|--|------------|
| Leased properties of Beijing Chaopi Trading Company Limited | | | | |
| 106 | Yaojiayuan Road, Chaoyang District, Beijing, the PRC | No commercial value | 76.42% | Nil |
| 107 | The South portion of No. Jia 1 Tianshuiyuan, Chaoyang District, Beijing, the PRC | No commercial value | 76.42% | Nil |
| 108 | Dongbahongsong Garden, Chaoyang District, Beijing, the PRC | No commercial value | 76.42% | Nil |
| 109 | No. 25 Jintai Lane, Chaoyang District, Beijing, the PRC | No commercial value | 76.42% | Nil |
| 110 | No. 204 Shuanglong South Lane, Chaoyang District, Beijing, the PRC | No commercial value | 76.42% | Nil |
| 111 | Laojuntang Village and No. 8 Laojuntang Village, Shibali Shop, Chaoyang District, Beijing, the PRC | No commercial value | 76.42% | Nil |
| 112 | The west portion of Liuanzhuang Village, Beichen District, Tianjin, the PRC | No commercial value | 76.42% | Nil |
| | Sub-total: | <u>Nil</u> | | <u>Nil</u> |
| Leased properties of subsidiaries of Beijing Chaopi Trading Company Limited | | | | |
| 113 | Portion of a warehouse Building(namely Block 6) located at No.36 Cangxing Street, Shijiazhuang, Hebei Province, the PRC | No commercial value | 76.42% | Nil |
| 114 | Warehouse Blocks Nos. 1 and 3 and an office building located at No. 18 Dasha Road, Sifang District Qingdao, Shandong Province, the PRC | No commercial value | 76.42% | Nil |
| | Sub-total: | <u>Nil</u> | | <u>Nil</u> |

VALUATION CERTIFICATE

Group I – Property interests owned and occupied by the Group in the PRC

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 |
|----------|--|---|--|
| 1 | Jing Ke Long Hypermarket – Jing Ke Long (Langfang) (referred hereinafter as the “Property”) comprises the whole 3-storey (portion 4-storey) building erected over a parcel of land with a total site area of approximately 6,207.76 sq.m. situated at the western side in middle section of Fifth Avenue amid Xinshiji Pedestrian Area in Langfang City. | The property is currently occupied by the Group for commercial uses as hypermarket. | RMB56,800,000 (equivalent to HK\$57,510,000) |
| | | | Interest attributable to the Group |
| | | | 100% |
| | | | Capital Value attributable to the Group as at 31 March 2007 |
| | The building is of reinforced concrete construction completed in 2000 for commercial uses. The total gross floor area is approximately 12,550.69 sq.m. | | RMB56,800,000 (equivalent to HK\$57,510,000) |
| | The land use rights to the Property have been granted for a term expiring on 9 November 2038 for commercial and services uses. | | |

Notes:

- Pursuant to a State-owned Land Use Right Certificate (Document No.: Lang Guo Yong (2005) No. 00820) issued by the People’s Government of Langfang City on 4 March 2005, the Property with lot number 01-01-07-0033-4, which has a total site area of approximately 6,207.76 sq.m. with the term of land use rights expiring on 9 November 2038 for commercial and services uses, is vested in 北京京客隆商業集團股份有限公司 (Beijing Jingkelong Company Limited, referred hereinafter as “the Company”).
- Pursuant to a Building Ownership Certificate (Document No.: Lang Fang Shi Fang Quan Zheng Zi No. 03551) dated 4 March 2005 issued by Langfang City Building Ownership and Census Registration Management Bureau, the ownership of the building having a total gross floor area of approximately 12,550.69 sq.m. is vested in the Company for commercial use.

3. Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals, licences and documents of the Property are as follows:–
- | | | |
|-----|--|-----|
| (a) | State-owned Land Use Right Certificate | Yes |
| (b) | Building Ownership Certificate | Yes |
4. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alias, the following information:
- (a) The Company has obtained the Building Ownership Certificate and the State-owned Land Use Rights Certificate for the building and the land for which the building is erected thereon.
- (b) During the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the land use rights and building ownership of the Property.
- (c) The Property is subject to a mortgage in favour of China Construction Bank Corporation (Beijing Chaoyang Branch) dated 5 June 2006 as securities to a mortgage loan of RMB45,000,000 for a term expiring on 4 June 2007. The mortgage has been duly registered in the Land Management Bureau of Langfang City and Property ownership and Title Supervisory and Management Bureau of Langfang City.
5. The Company is a joint stock limited company incorporated in the PRC with limited liability on the Effective Date, formerly known as Jingkelong Shang Sha and then as Jingkelong Supermarket, and was then converted into a joint stock limited company with effect from the Effective Date. Where the context refers to any time prior to the Effective Date, the Company shall mean Jingkelong Supermarket and its businesses which contributed to, and became of, the Company.

VALUATION CERTIFICATE

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 |
|----------|---|--|---|
| 2 | Jing Ke Long Hypermarket Tian Shui Yuan branch located at Block 16 Tian Shui Yuan Bei Li, Chaoyang District, Beijing, The PRC | Jing Ke Long Hypermarket – Tian Shui Yuan branch (referred hereinafter as the “Property”) comprises a 4-storey commercial building (portion 1-storey) plus a basement level underneath erected over a parcel of land with a total site area of approximately 4,916.92 sq.m. situated at the area named Block 16 Tian Shui Yuan Bei Li amid Chaoyang District in Beijing. The building is of reinforced concrete construction completed in 1996 for commercial uses. The total gross floor area of the Property is approximately 17,361.80 sq.m. The land use rights of the Property have been granted for a term of 40 years expiring on 18 August 2044 for commercial uses. | The Property is currently occupied and operated by the Group for commercial uses as hypermarket. RMB94,600,000 (equivalent to HK\$95,780,000) Interest attributable to the Group 100% Capital Value attributable to the Group as at 31 March 2007 RMB94,600,000 (equivalent to HK\$95,780,000) |

Notes:

- Pursuant to a State-owned Land Use Right Certificate (Document No.: Jing Chao Guo Yong (2004 Chu) No. 0614) issued by Beijing State-owned Land Resources Bureau on 16 November 2004, the Property, which has a total site area of approximately 4,916.92 sq.m. with a term of land use rights expiring on 18 August 2044 for commercial uses, is vested in 北京京客隆商業集團股份有限公司 (Beijing Jingkelong Company Limited, referred hereinafter as “the Company”).
- Pursuant to a Contract for Grant of State-owned Land Use Rights (Document No.: (2004) 0617) entered into between 北京京客隆超市連鎖集團有限公司 (Beijing Jingkelong Supermarket Chain Group Company Limited, referred hereinafter as “Jingkelong Supermarket”) and Beijing State-owned Land Resources Bureau on 19 August 2004, the Property, which has a total site area of approximately 4,916.92 sq.m. has been granted to Jingkelong Supermarket for a term of 40 years expiring on 18 August 2044 for commercial uses at a total consideration of RMB17,496,875.
- Pursuant to a Building Ownership Certificate (Document No.: Jing Fang Quan Zheng Chao Gu 05 Zi No. 00177) dated 24 March 2005 issue by Beijing Chaoyang District State-owned Land Resources and Building Administration Bureau, the ownership to the building having a total gross floor area of approximately 17,361.80 sq.m. is vested in the Company for commercial use.

4. Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals, licences and documents of the Property are as follows:-
- | | | |
|-----|---|-----|
| (a) | State-owned Land Use Rights Certificate | Yes |
| (b) | Building Ownership Certificate | Yes |
| (c) | Contract for Grant of State Owned Land Use Rights | Yes |
5. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alias, the following information:
- (a) The Company has obtained the Building Ownership Certificate and the State-owned Land Use Rights Certificate for the building and the land for which the building is erected thereon.
- (b) During the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the land use rights and building ownership of the Property.
- (c) The Property is subject to a mortgage in favour of Bank of Communications (Beijing Dongdan Branch) dated 26 October 2005 as securities to a mortgage loan with maximum loan amount of RMB170,000,000 for a term expiring on 13 September 2010.
6. The Company is a joint stock limited company incorporated in the PRC with limited liability on the Effective Date, formerly known as Jingkelong Shang Sha and then as Jingkelong Supermarket, and was then converted into a joint stock limited company with effect from the Effective Date. Where the context refers to any time prior to the Effective Date, the Company shall mean Jingkelong Supermarket and its businesses which contributed to, and became of, the Company.
7. Jingkelong Supermarket is a State-owned holding enterprise incorporated in the PRC whose establishment in the PRC was approved by Beijing Administration for Industry and Commerce on 20 May 2002 and the predecessor of the Company. Prior to 6 December 2002, the name of Jingkelong Supermarket was Beijing Jingkelong Supermarket Chain Company Limited.

VALUATION CERTIFICATE

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 |
|----------|--|--|--|
| 3 | Jing Ke Long Supermarket – Jinsong branch located at No. 58 Dong San Huan South Road, Chaoyang District, Beijing, The PRC | The Property is currently occupied and operated by the Group for commercial uses as supermarket. | RMB51,500,000 (equivalent to HK\$52,140,000) |
| | | | Interest attributable to the Group |
| | | | 100% |
| | The building is of reinforced concrete construction completed in 2004 for commercial uses. The total gross floor area of the Property is approximately 6,429.90 sq.m. Detail breakdown of the floor area is listed as follows: | | Capital Value attributable to the Group as at 31 March 2007 |
| | | | RMB51,500,000 (equivalent to HK\$52,140,000) |
| | Use | GFA (sq.m.) | |
| | <i>Block 2</i> | | |
| | Level 1 | 805.97 | |
| | Basement Level 1 | <u>5,623.93</u> | |
| | Total: | <u><u>6,429.90</u></u> | |
| | The land use rights of the Property have been granted for a term of 40 years expiring on 8 October 2042 for commercial uses. | | |

Notes:

- Pursuant to a transfer agreement (Document No.: 00182) entered into between 北京昆泰嘉業房地產開發有限公司 (Beijing Kuntai Jiaye Real Estate Development Company Limited, referred hereinafter as “Beijing Kuntai”) and 北京京客隆商業集團股份有限公司 (Beijing Jingkelong Company Limited, referred hereinafter as “the Company”) dated 1 April 2005, Beijing Kuntai agreed to transfer the ownership of the Property with a total gross floor area of approximately 6,429.90 sq.m. to the Company.
- Pursuant to a Building Ownership Certificate (Document No.: Jing Fang Quan Zheng Chao Gu 05 Zi No. 00182) the ownership to the building having a total gross floor area of approximately 6,429.90 sq.m. is vested in the Company for commercial use.

3. Pursuant to a State-owned Land Use Right Certificate (Document No.: Jing Chao Guo Yong (2005 chu) No. 0427) dated 19 July 2005, the ownership to the Property having apportioned site area of approximately 899.11 sq.m. with the term of land use rights expiring on 8 October 2042.
4. Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals, licences and documents of the Property are as follows:-
- | | | |
|-----|--|-----|
| (a) | Building Ownership Certificate | Yes |
| (b) | Transfer Agreement | Yes |
| (c) | State-owned Land Use Right Certificate | Yes |
5. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alia, the following information:
- (a) The Company has obtained the Building Ownership Certificate and the State-owned Land Use Rights Certificate for the building and the land for which the building is erected thereon.
- (b) During the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the land use rights and building ownership of the Property.
- (c) Units 102 and B102 of Block 2 together with the land portion of the Property are subject to a mortgage in favour of China Construction Bank Corporation (Beijing Chaoyang Branch) dated 5 June 2006 as securities to a mortgage loan of RMB32,000,000 for terms all expiring on 4 June 2007. The mortgage has been duly registered in the Construction Committee of Chaoyang District, Beijing and the State-owned Land Resources Bureau of Beijing.
6. The Company is a joint stock limited company incorporated in the PRC with limited liability on the Effective Date, formerly known as Jingkelong Shang Sha and then as Jingkelong Supermarket, and was then converted into a joint stock limited company with effect from the Effective Date. Where the context refers to any time prior to the Effective Date, the Company shall mean Jingkelong Supermarket and its businesses which contributed to, and became of, the Company.

VALUATION CERTIFICATE

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 | | | | | | | | |
|-----------------------|---|--------------------------|----------------------------------|-----------------------|----------|-----------|---------------|--------|------------------------|--|--|
| 4 | <p>Jing Ke Long – Main Office Complex located at No. 45 Xinyuan Street, Chaoyang District, Beijing, The PRC</p> <p>Jing Ke Long Main Office Complex (referred hereinafter as the “Property”) comprises three one to four-storey office/ ancillary buildings erected over a parcel of land with a total site area of approximately 2,243.99 sq.m. situated at No. 45 Xinyuan Street amid Chaoyang District in Beijing.</p> <p>These buildings mainly include two main office towers and two ancillary buildings of reinforced concrete/brick & concrete construction completed during the period 1980 to 1997 for office uses. The total gross floor area is approximately 6,933.82 sq.m. Details of the breakdown according to their uses are listed as follows:</p> <table border="1"> <thead> <tr> <th>Use</th> <th>GFA (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Main Office Buildings</td> <td>6,803.52</td> </tr> <tr> <td>Ancillary</td> <td><u>130.30</u></td> </tr> <tr> <td>Total:</td> <td><u><u>6,933.82</u></u></td> </tr> </tbody> </table> <p>The land use rights of the Property have been granted for a term of 40 years expiring on 17 August 2044 for commercial uses.</p> | Use | GFA (sq.m.) | Main Office Buildings | 6,803.52 | Ancillary | <u>130.30</u> | Total: | <u><u>6,933.82</u></u> | <p>Portion of the Property is subject to tenancy and at present occupied by the tenant for commercial use and the remaining portion of the Property is occupied by the Group for office use.</p> | <p>RMB55,800,000 (equivalent to HK\$56,500,000)</p> <p>Interest attributable to the Group</p> <p>100%</p> <p>Capital Value attributable to the Group as at 31 March 2007</p> <p>RMB55,800,000 (equivalent to HK\$56,500,000)</p> |
| Use | GFA (sq.m.) | | | | | | | | | | |
| Main Office Buildings | 6,803.52 | | | | | | | | | | |
| Ancillary | <u>130.30</u> | | | | | | | | | | |
| Total: | <u><u>6,933.82</u></u> | | | | | | | | | | |

Notes:

- Pursuant to a State-owned Land Use Right Certificate (Document No.: Jing Chao Guo Yong (2004 Chu) No. 0613) issued by the Beijing State-owned Land Resources Bureau on 20 November 2004, the Property, which has a total site area of approximately 2,243.99 sq.m. with a term of land use rights expiring on 17 August 2044 for commercial uses, is vested in 北京京客隆商業集團股份有限公司 (Beijing Jingkelong Company Limited, referred hereinafter as “the Company”).
- Pursuant to a Contract for Grant of State-owned Land Use Rights (Document No.: (2004) 0616) entered into between 北京京客隆超市連鎖集團有限公司 (Beijing Jingkelong Supermarket Chain Group Company Limited, referred hereinafter as “Jingkelong Supermarket”) and Beijing State-owned Land Resources Bureau dated 18 August 2004, the Property, which has a total site area of approximately 2,243.99 sq.m. has been granted to Jingkelong Supermarket for a term of 40 years expiring on 17 August 2044 for commercial uses at a total consideration of RMB10,747,421.

3. Pursuant to a Building Ownership Certificate (Document No.: Jing Fang Quan Zheng Chao Gu 05 Zi No. 00175), the ownership to the buildings of the Property having a total gross floor area of approximately 6,933.82 sq.m. is vested in the Company for commercial use.
4. Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals, licences and documents of the Property are as follows:-
- | | | |
|-----|---|-----|
| (a) | State-owned Land Use Right Certificate | Yes |
| (b) | Building Ownership Certificate | Yes |
| (c) | Contract for Grant of State Owned Land Use Rights | Yes |
5. According to a Tenancy Agreement entered into between Beijing Chaoyang Auxillary Food Company (Party A) and 沈陽市和平區星期九餐飲娛樂中心 (Shenyang Heping District Xing Qi Jiu Beverage and Entertainment Centre) (Party B) dated 7 September 1999, portion of the Property having a gross floor area of approximately 3,087 sq.m. is leased to Party B (an independent third party) for a term of ten years commencing from 1 September 1999.
- According to a Statement issued by Party A, Party B and 北京勝華麗餐飲娛樂有限責任公司 (Beijing Sheng Hua Li Beverage and Entertainment Company Limited) (Party C) dated 27 August 2001, the tenant has been changed from Party B to Party C.
- Pursuant to a Supplementary Agreement entered into between Party A and Party C dated 27 December 2002, the lessor of the Property has been changed from Party A to the Company under the same terms stated in the Tenancy Agreement.
6. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alias, the following information:
- (a) The Company has obtained the Building Ownership Certificate and the State-owned Land Use Rights Certificate for the building and the land for which the building is erected thereon.
- (b) During the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the land use rights and building ownership of the Property.
- (c) The Company leased the property to Beijing Sheng Hua Li Beverage and Entertainment Company Limited is legally effective.
- (d) The Property is subject to a mortgage in favour of the Bank of Communication (Beijing Dongdan Branch) dated 26 October 2005 as securities to a mortgage loan of at an amount RMB170,000,000 for a term expiring on 13 September 2010.
7. The Company is a joint stock limited company incorporated in the PRC with limited liability on the Effective Date, formerly known as Jingkelong Shang Sha and then as Jingkelong Supermarket, and was then converted into a joint stock limited company with effect from the Effective Date. Where the context refers to any time prior to the Effective Date, the Company shall mean Jingkelong Supermarket and its businesses which contributed to, and became of, the Company.
8. Jingkelong Supermarket is a State-owned holding enterprise incorporated in the PRC whose establishment in the PRC was approved by Beijing Administration for Industry and Commerce on 20 May 2002 and the predecessor of the Company. Prior to 6 December 2002, the name of Jingkelong Supermarket was Beijing Jingkelong Supermarket Chain Company Limited.

VALUATION CERTIFICATE

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 | | | | | | | | | | | | | | | | |
|---|---|--------------------------|----------------------------------|------------------|--------|-------------|----------|-------------|-------|-------------|--------|-------------|----------|-------------|--------------|---------------|------------------------|---|--|
| 5 Jing Ke Long – Storage Facilities located at No. 1108 Ping Fang Village, Chaoyang District, Beijing, The PRC | <p>Jing Ke Long – Storage Facilities (referred hereinafter as the “Property”) comprises six one to 2- storey warehouse/ancillary buildings erected over a parcel of land with a total site area of approximately 13,331.81 sq.m. situated at No. 1108 Ping Fang Village amid Chaoyang District in Beijing.</p> <p>These buildings are mainly of brick and concrete construction completed during the period 1960 to 1985 as warehouse for storage uses. The total gross floor area of the Property is approximately 6,188.22 sq.m. Details of the breakdown according to their uses are listed as follows:</p> <table border="1"> <thead> <tr> <th>Use</th> <th>GFA (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Ancillary Office</td> <td>301.32</td> </tr> <tr> <td>Warehouse 1</td> <td>3,533.43</td> </tr> <tr> <td>Warehouse 2</td> <td>83.40</td> </tr> <tr> <td>Warehouse 3</td> <td>156.61</td> </tr> <tr> <td>Warehouse 4</td> <td>2,021.68</td> </tr> <tr> <td>Warehouse 5</td> <td><u>91.78</u></td> </tr> <tr> <td>Total:</td> <td><u>6,188.22</u></td> </tr> </tbody> </table> <p>The land use rights of the Property have been granted for a term of 50 years expiring on 29 June 2054 for industrial uses.</p> | Use | GFA (sq.m.) | Ancillary Office | 301.32 | Warehouse 1 | 3,533.43 | Warehouse 2 | 83.40 | Warehouse 3 | 156.61 | Warehouse 4 | 2,021.68 | Warehouse 5 | <u>91.78</u> | Total: | <u>6,188.22</u> | The Property is currently occupied by the Group for warehouse/storage uses. | <p>RMB10,200,000 (equivalent to HK\$10,330,000)</p> <p>Interest attributable to the Group</p> <p>100%</p> <p>Capital Value attributable to the Group as at 31 March 2007</p> <p>RMB10,200,000 (equivalent to HK\$10,330,000)</p> |
| Use | GFA (sq.m.) | | | | | | | | | | | | | | | | | | |
| Ancillary Office | 301.32 | | | | | | | | | | | | | | | | | | |
| Warehouse 1 | 3,533.43 | | | | | | | | | | | | | | | | | | |
| Warehouse 2 | 83.40 | | | | | | | | | | | | | | | | | | |
| Warehouse 3 | 156.61 | | | | | | | | | | | | | | | | | | |
| Warehouse 4 | 2,021.68 | | | | | | | | | | | | | | | | | | |
| Warehouse 5 | <u>91.78</u> | | | | | | | | | | | | | | | | | | |
| Total: | <u>6,188.22</u> | | | | | | | | | | | | | | | | | | |

Notes:

- Pursuant to a State-owned Land Use Right Certificate (Document No. Jing Chao Guo Yong (2004 Chu) No. 0543) issued by Beijing State-owned Land Resources Bureau on 13 October 2004, the Property, which has a total site area of approximately 13,331.81 sq.m. with a term of land tenure expiring on 29 June 2054 for industrial use, is vested in 北京京客隆商業集團股份有限公司 (Beijing Jingkelong Company Limited, referred hereinafter as “the Company”).

2. Pursuant to a Contract for Grant of State-owned Land Use Rights (Document No.: (2004)0578) entered into between 北京京客隆超市連鎖集團有限公司 (Beijing Jingkelong Supermarket Chain Group Company Limited, referred hereinafter as “Jingkelong Supermarket”) and Beijing State-owned Land Resources and Building Administration Bureau dated 30 June 2004, the Property, which has a total site area of approximately 13,331.81 sq.m. has been granted to Jingkelong Supermarket for a term of 50 years expiring on 29 June 2054 for industrial use at a total consideration of RMB1,466,499.
3. Pursuant to a Building Ownership Certificate (Document No.: Jing Fang Quan Zheng Chao Gu 05 Zi No. 00176), the ownership to the buildings of the Property having a total gross floor area of approximately 6,188.22 sq.m. is vested in the Company for industrial use.
4. Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals, licences and documents of the Property are as follows:–
- | | | |
|-----|---|-----|
| (a) | State-owned Land Use Rights Certificate | Yes |
| (b) | Building Ownership Certificate | Yes |
| (c) | Contract for Grant of State Owned Land Use Rights | Yes |
5. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alias, the following information:
- (a) The Company has obtained the Building Ownership Certificate and the State-owned Land Use Rights Certificate for the building and the land for which the building is erected thereon.
- (b) During the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the land use rights and building ownership of the Property.
- (c) The land and the building portions of the Property is free from any mortgage and legal charges.
6. The Company is a joint stock limited company incorporated in the PRC with limited liability on the Effective Date, formerly known as Jingkelong Shang Sha and then as Jingkelong Supermarket, and was then converted into a joint stock limited company with effect from the Effective Date. Where the context refers to any time prior to the Effective Date, the Company shall mean Jingkelong Supermarket and its businesses which contributed to, and became of, the Company.
7. Jingkelong Supermarket is a State-owned holding enterprise incorporated in the PRC whose establishment in the PRC was approved by Beijing Administration for Industry and Commerce on 20 May 2002 and the predecessor of the Company. Prior to 6 December 2002, the name of Jingkelong Supermarket was Beijing Jingkelong Supermarket Chain Company Limited.

VALUATION CERTIFICATE

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 | |
|----------|---|--|---|---|
| 6 | Jing Ke Long – Maintenance Facilities located at No. Jia 1 Liu Fang Nan Li Chaoyang District, Beijing, The PRC | Jing Ke Long – Maintenance Facilities (referred hereinafter as the “Property”) comprises a 2-storey composite building erected over a parcel of land with a total site area of approximately 1,171.60 sq.m. situated at No. Jia 1 Liu Fang Nan Li amid Chaoyang District in Beijing. | The Property is currently occupied and operated by the Group for composite uses and maintenance workshop. | RMB7,630,000 (equivalent to HK\$7,730,000) |
| | | | Interest attributable to the Group | |
| | | | 100% | |
| | | | Capital Value attributable to the Group as at 31 March 2007 | |
| | These buildings are mainly of brick and concrete construction completed in 1987 for composite use. The total gross floor area of the Property is approximately 1,219.30 sq.m. | | RMB7,630,000 (equivalent to HK\$7,730,000) | |
| | The land use rights of the Property have been granted for a term of 40 years expiring on 29 June 2044 for commercial uses. | | | |

Notes:

- Pursuant to a State-owned Land Use Right Certificate (Document No.: Jing Chao Guo Yong (2004 Chu) No. 0542) issued by Beijing State-owned Land Resources Bureau on 13 October 2004, the Property, which has a total site area of approximately 1,171.60 sq.m. with a term of land use rights expiring on 29 June 2044 for commercial use, is vested in 北京京客隆商業集團股份有限公司 (Beijing Jingkelong Company Limited, referred hereinafter as “the Company”).
- Pursuant to a Contract for Grant of State-owned Land Use Rights (Document No.: (2004) 0573) entered into between 北京京客隆超市連鎖集團有限公司 (Beijing Jingkelong Supermarket Chain Group Company Limited, referred hereinafter as “Jingkelong Supermarket”) and Beijing State-owned Land Resources and Building Administration Bureau dated 30 June 2004, the Property, which has a total site area of approximately 1,219.30 sq.m. has been granted to Jingkelong Supermarket for a term of 40 years expiring on 29 June 2044 for commercial use at a total consideration of RMB1,585,090.
- Pursuant to a Building Ownership Certificate (Document No. Jing Fang Quan Zheng Chao Gu 05 Zi No. 00174), the ownership to the building of the Property having a total gross floor area of approximately 1,219.30 sq.m. is vested in the Company for commercial use.

4. Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals, licences and documents of the Property are as follows:-
- | | | |
|-----|---|-----|
| (a) | State-owned Land Use Rights Certificate | Yes |
| (b) | Building Ownership Certificate | Yes |
| (c) | Contract for Grant of State Owned Land Use Rights | Yes |
5. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alias, the following information:
- (a) The Company has obtained the Building Ownership Certificate and the State-owned Land Use Rights Certificate for the building and the land for which the building is erected thereon.
- (b) During the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the land use rights and building ownership of the Property.
- (c) Units 1-2 and 1-5 together with the land portion of the Property are subject to a mortgage in favour of China Construction Bank Corporation (Beijing Chaoyang Branch) dated 5 June 2006 as securities to a mortgage loan of RMB8,000,000 for a term expiring on 4 June 2007. The mortgage has been duly registered in the Construction Committee of Chaoyang District, Beijing and the State-owned Land Resources Bureau of Beijing.
6. The Company is a joint stock limited company incorporated in the PRC with limited liability on the Effective Date, formerly known as Jingkelong Shang Sha and then as Jingkelong Supermarket, and was then converted into a joint stock limited company with effect from the Effective Date. Where the context refers to any time prior to the Effective Date, the Company shall mean Jingkelong Supermarket and its businesses which contributed to, and became of, the Company.
7. Jingkelong Supermarket is a State-owned holding enterprise incorporated in the PRC whose establishment in the PRC was approved by Beijing Administration for Industry and Commerce on 20 May 2002 and the predecessor of the Company. Prior to 6 December 2002, the name of Jingkelong Supermarket was Beijing Jingkelong Supermarket Chain Company Limited.

VALUATION CERTIFICATE

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 |
|--|---|--|--|
| 7 Convenience Store No. 5, Level 1, Block 22, Jing Ao Jia Yuan, Dongba Zhong Road, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole on level 1 of a single-storey building completed in 2005.</p> <p>The property has a total gross floor area of approximately 260.98 sq.m.</p> <p>According to a State-owned Land Use Right Certificate, the land use right of the property has been granted for a term of 70 years for residential use, 50 years for carparking use and 40 years for ancillary use since 8 September 2003.</p> | The property at present is occupied by the Group as convenience store. | <p>RMB2,300,000 (equivalent to HK\$2,330,000)</p> <p>Interest attributable to the Group</p> <p>100%</p> <p>Capital Value attributable to the Group as at 31 March 2007</p> <p>RMB2,300,000 (equivalent to HK\$2,330,000)</p> |

Notes:

- According to a Sale and Purchase Agreement (Document No.: 701183) entered into between 北京奥林匹克置業 投資有限公司 (Beijing Olympic Property Investment Company Limited, referred hereinafter as the "Landlord") and Beijing Jingkelong Company Limited (referred hereinafter as "the Company") dated 23 November 2005, the Landlord agreed to sell the building ownership of the property having a total gross floor area of approximately 260.98 sq.m. to the Company at a consideration of RMB2,271,408.
- According to a State-owned Land Use Right Certificate issued by the Beijing State-owned Land Resources and Housing Management Bureau dated 6th November 2003 (Document No.: Jing Di Chu (He) Zi (03) No. 777), the land use rights to Phase I of Jing Ao. Jia Yuan with a site area of approximately 72,453.31 sq.m. has been granted to the Landlord for a term of 70 years for residential use, 50 years for carparking use and 40 years for ancillary use since 8 September 2003.
- According to a Building Ownership Certificate (Document No. Jing Fang Quan Zheng Chao Gu 06 Zi No. 00215), the building ownership of the property having a gross floor area of approximately 260.98 sq.m. is vested in the Company.
- Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals licences and documents of the Property are as follows:
 - Sale and Purchase Agreement Yes
 - State-owned Land Use Right Certificate (For Phase I of Jing Ao Jia Yuan) Yes
 - Building Ownership Certificate Yes

5. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alias, the following information:
- (a) The building ownership to the Property is wholly vested in the Company.
 - (b) During the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the building.
 - (c) The Company has the rights to use, lease, mortgage and transfer the building ownership of the Property.
6. The Company is a joint stock limited company incorporated in the PRC with limited liability on the Effective Date, formerly known as Jingkelong Shang Sha and then as Jingkelong Supermarket, and was then converted into a joint stock limited company with effect from the Effective Date. Where the context refers to any time prior to the Effective Date, the Company shall mean Jingkelong Supermarket and its businesses which contributed to, and became of, the Company.

VALUATION CERTIFICATE

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 |
|--|---|---|--|
| 8 Convenience Store No. 38, Unit 101 on Level 1 of Block 2 located at No. 12 Shuangqiao Road East, Chaoyang District, Beijing, The PRC | <p>Convenience Store No. 38 (referred hereinafter as the "Property") comprises a retail unit located on Level 1 of a 5-storey (plus 1 basement level) low-rise building erected over a parcel of land with a total site area of approximately 54,919.38 sq.m. situated at Shuangqiao Road East amid Chaoyang District.</p> <p>The building is of reinforced concrete construction completed in or about 2006 for commercial uses. The gross floor area of the Property is approximately 514 sq.m.</p> <p>The land use rights to the Property have been granted for a term expiring on 15 May 2043 for ancillary uses.</p> | The property is currently occupied by the Group for commercial uses as convenience store. | <p>No commercial value</p> <p>Interest attributable to the Group</p> <p>100%</p> <p>Capital Value attributable to the Group as at 31 March 2007</p> <p>No commercial value</p> |

Notes:

- Pursuant to a Sale and Purchase Agreement (Document No.: XF31958) entered into between an independent third party 北京金時代置業有限公司 (Vendor) and 北京京客隆商業集團股份有限公司 (Beijing Jingkelong Company Limited, referred hereinafter as the "Company") on November 2006, the Company agreed to purchase the Property with a total gross floor area of approximately 514 sq.m. from the Vendor at a consideration of RMB7,130,000. Other detail information contains in the contract include, inter alia, as follows:

| | | |
|--|---|---|
| Location | : | Unit 101 on Level 1 of Block 2 amid East Zone of Phase I, Kangquan City 康泉新城一期(東區), No. 12 Shuangqiao Road East, Chaoyang District, Beijing |
| Land Use Term | : | commencing from 16 May 2003 and expiring on 15 May 2043 |
| State-owned Land Use Right Certificate | : | Jing Chao Guo Yong (2003Chu) No. 0353 |
| Building Ownership Certificate | : | Jing Fang Quan Zheng Chao Qi 06 Zi No. 001692 Gross Floor Area : 514 sq.m. |
| Permitted Land Use | : | Ancillary Use |
| Permitted Building Use | : | Commercial |

2. Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals, licences and documents of the Property are as follows:–
- (a) Sale and Purchase Agreement Yes
3. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alias, the following information:
- (a) The Company is in the process of applying for the individual Building Ownership Certificate and the State-owned Land Use Rights Certificate of the Property.
- (b) Upon obtaining the title certificates mentioned in note 3a above and during the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the land use rights and building ownership of the Property.
- (c) The Company has fully settled the purchase price set out in the Sale and Purchase Agreement mentioned in Note 1 above.
- (d) The property is not subject to any mortgage or seizure by court order.

VALUATION CERTIFICATE

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 |
|---|--|---|--|
| 9. Convenience Store No. 40, Unit 12 on Level 1 of Block 127 in Jiangfujiayuan Bei Lane, Tuofangying Jiangtai County, Chaoyang District, Beijing, The PRC | <p>Convenience Store No. 40 (referred hereinafter as the "Property") comprises a retail shop located on Level 1 of a 10-storey (including one basement level) medium-rise building, namely Block 127 amid Jiangfujiayuan.</p> <p>The building is of reinforced concrete construction completed in or about 2006 for composite use. The gross floor area of the Property is approximately 120.53 sq.m.</p> <p>The land use rights to the Property have been granted for a term expiring on 15 November 2043 for commercial use.</p> | The property is currently occupied by the Group for commercial uses as convenience store. | <p>No commercial value</p> <p>Interest attributable to the Group</p> <p>100%</p> <p>Capital Value attributable to the Group as at 31 March 2007</p> <p>No commercial value</p> |

Notes:

1. Pursuant to a Sale and Purchase Agreement (Document No.: XF51656) entered into between 北京永同昌京都房地產開發有限公司 (as the Vendor) and 北京京客隆商業集團股份有限公司 (Beijing Jingkelong Company Limited, referred hereinafter as the "Company") on 28 April 2007, the Company agreed to purchase the Property with a total gross floor area of approximately 120.53 sq.m. from the Vendor at a consideration of RMB2,038,162. Other detail information contains in the contract include, inter alia, as follows:

| | | |
|--|---|---|
| Location | : | Unit 12 on Level 1 of Block 127 amid Jiangfujiayuan Bei Lane 將府家園北里, Tuofangying, Jiangtai County, Chaoyang District, Beijing |
| Land Use Term | : | expiring on 15 November 2043 |
| State-owned Land Use Right Certificate | : | Jing Chao Guo Yong (2004Chu) No. 0068 |
| Building Ownership Certificate | : | Jing Fang Quan Zheng Chao Qi 06 Zi No. 001923 |
| Gross Floor Area | : | 120.53 sq.m. |
| Permitted Land Use | : | Commercial Use |
| Permitted Building Use | : | Commercial |

2. Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals, licences and documents of the Property are as follows:-
- (a) Sale and Purchase Agreement Yes
3. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alias, the following information:
- (a) The Company is in the process of applying for the individual Building Ownership Certificate and the State-owned Land Use Rights Certificate of the Property.
- (b) Upon obtaining the title certificates mentioned in note 3a above and during the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the land use rights and building ownership of the Property.
- (c) The Company has fully settled the purchase price set out in the Sale and Purchase Agreement mentioned in Note 1 above.
- (d) The property is not subject to any mortgage or seizure by court orders.

VALUATION CERTIFICATE

Group II – Property Interests held under development by the Group in the PRC

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 |
|---|---|---|--|
| 10 Jing Ke Long Jiuxianqiao branch located at Jiuxianqiao Chaoyang District, Beijing, The PRC | <p>Jing Ke Long Jiuxianqiao branch (referred hereinafter as the “Property”) comprises a parcel of land with a total site area of approximately 23,910.18 sq.m. situated at the area named Jiuxianqiao amid Chaoyang District in Beijing.</p> <p>The Property will be developed into a comprehensive commercial complex with the provision of car parking facilities. The total gross floor area of the Property scheduled to be built is approximately 59,339.47 sq.m.. According to the information given by the Group, the construction of the superstructure of the Property was completed in September 2006.</p> <p>The land use rights of the Property have been granted for a term of 40 and 50 years expiring on 15 July 2044 and 15 July 2054 for commercial and car parking uses respectively.</p> | The Property is currently under internal decorations and will launch its opening in the fourth quarter of 2007. | <p>RMB408,800,000 (equivalent to HK\$413,910,000)</p> <p>Interest attributable to the Group</p> <p>100%</p> <p>Capital Value attributable to the Group as at 31 March 2007</p> <p>RMB408,800,000 (equivalent to HK\$413,910,000)</p> |

Notes:

- Pursuant to a State-owned Land Use Right Certificate (Document No. Jing Chao Guo Yong (2004 Chu) No. 0544) issued by Beijing State-owned Land Resources Bureau on 13 October 2004, the Property, which has a total site area of approximately 23,910.18 sq.m. with a term of land use rights expiring on 15 July 2044 and 15 July 2054 for commercial use and car parking use respectively, is vested in 北京京客隆商業集團股份有限公司 (Beijing Jingkelong Company Limited, referred hereinafter as “the Company”).
- Pursuant to a Contract for Grant of State-owned Land Use Rights (Document No.: Jing Di Chu He Zi (2004) 0751) entered into between 北京京客隆超市連鎖集團有限公司 (Beijing Jingkelong Supermarket Chain Group Company Limited, referred hereinafter as “Jingkelong Supermarket”) and Beijing State-owned Land Resources Bureau dated 16 July 2004, the Property, which has a total site area of approximately 23,910.18 sq.m. has been granted to Jingkelong Supermarket for a term of 40 and 50 years expiring on 15 July 2044 and 15 July 2054 for commercial and car parking uses respectively at a total consideration of RMB40,026,430.
- According to a Construction Land Planning Permit (Document No.: 2004 Gui Di Zi No. 0211) dated 28 December 2004, the permission towards the planning of the development of the Property with a site area of approximately 23,910.18 sq.m. is granted to Jingkelong Supermarket under the project name “Jingkelong Jiu Xian Qiao Shopping Arcade”.

4. Pursuant to a Construction Work Planning Permit (Document No.: 2004 Gui Jian Zi No. 0567) issued by Beijing Municipal Commission of Urban Planning on 30 December 2004 in favor of Jingkelong Supermarket, the development scale of the Property is permitted to comprise a single block of commercial building with a total gross floor area of approximately 59,339.47 sq.m..
5. Pursuant to a Construction Commencement Permit (Document No.: 00 Jian (2005) 0301) issued by Beijing Construction Commission on 6 February 2005 in favor of Jingkelong Supermarket, which granted the permission for Jingkelong Supermarket is permitted to commence the construction work of the above mentioned building.
6. Pursuant to a Construction Work Planning Permit (Document No.: 2006 Gui Jian Zi No. 0344) issued by Beijing Municipal Commission of Urban Planning on 4 July 2006 in favor of the Company, the development scale of the Property is permitted to comprise a single block of commercial building with a total gross floor area of approximately 12,056.54 sq.m..
7. Pursuant to a Construction Commencement Permit (Document No.: (2006) Shi Jian Zi 1979) issued by Beijing Construction Commission on 12 October 2006 in favor of the Company, which granted the permission for the Company is permitted to commence the construction work of the above mentioned building.
8. As advised by the Group, the total development costs (including construction costs) expended as at the date of valuation was approximately RMB397,600,000 and the outstanding development cost estimated to complete the development is approximately RMB112,400,000.
9. The “Capital value when completed” of the proposed development is approximately RMB510,000,000 (equivalent to HK\$516,375,000).
10. Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals, licences and documents of the Property are as follows:–

| | | |
|-----|---|-----|
| (a) | State-owned Land Use Rights Certificate | Yes |
| (b) | Contract for Grant of State Owned Land Use Rights | Yes |
| (c) | Construction Land Planning Permit | Yes |
| (d) | Construction Work Planning Permits | Yes |
| (e) | Construction Commencement Permit | Yes |
11. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alia, the following information:
 - (a) The Company has obtained the State-owned Land Use Rights Certificate for the land portion of the Property.
 - (b) During the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the land use rights of the Property.
 - (c) The land use right of the Property is subject to a mortgage in favour of Bank of Beijing (Jiulongshan Branch) dated 10 October 2006 as securities to a mortgage loan of RMB200,000,000 for a term expiring on 25 October 2008. The mortgage has been duly registered in State-owned Resources Bureau of Beijing.
12. The Company is a joint stock limited company incorporated in the PRC with limited liability on the Effective Date, formerly known as Jingkelong Shang Sha and then as Jingkelong Supermarket, and was then converted into a joint stock limited company with effect from the Effective Date. Where the context refers to any time prior to the Effective Date, the Company shall mean Jingkelong Supermarket and its businesses which contributed to, and became of, the Company.
13. Jingkelong Supermarket is a State-owned holding enterprise incorporated in the PRC whose establishment in the PRC was approved by Beijing Administration for Industry and Commerce on 20 May 2002 and the predecessor of the Company. Prior to 6 December 2002, the name of Jingkelong Supermarket was Beijing Jingkelong Supermarket Chain Company Limited.

VALUATION CERTIFICATE

| Property | Description and Tenure | Particulars of Occupancy | Market Value as at 31 March 2007 |
|---|--|--|--|
| 11 Jing Ke Long Hypermarket – Changping branch located at Xiguan Huandao East, Changping District, Beijing, The PRC | <p>Jing Ke Long Hypermarket – Changping branch (referred hereinafter as the “Property”) comprises a parcel of land with a total site area of approximately 19,730.65 sq.m. situated at the area named Xiguan Huandao East amid Changping District in Beijing.</p> <p>The Property will be developed into a comprehensive 4-storey plus one basement level commercial complex with the provision of car parking facilities. The total gross floor area of the Property scheduled to be built is approximately 44,626 sq.m.. According to the information given by the Group, the Property is scheduled to complete in May 2008.</p> <p>The land use rights of the Property have been granted for a term of 40 years expiring on 23 July 2043 for commercial uses.</p> | The Property is currently a vacant land. | <p>RMB54,800,000 (equivalent to HK\$55,490,000)</p> <p>Interest attributable to the Group</p> <p>100%</p> <p>Capital Value attributable to the Group as at 31 March 2007</p> <p>RMB54,800,000 (equivalent to HK\$55,490,000)</p> |

Notes:

- Pursuant to a State-owned Land Use Right Certificate (Document No. Jing Chang Guo Yong (2005 Chu Bian) No. 036) issued Beijing Changping District Land and Housing Management Bureau on 15 March 2005, the Property, which has a total site area of approximately 19,730.65 sq.m. with a term of land use rights expiring on 23 July 2043 for commercial use, is vested in 北京京客隆商業集團股份有限公司 (Beijing Jingkelong Company Limited, referred hereinafter as “the Company”).
- Pursuant to a Contract for Grant of State-owned Land Use Rights (Document No.: Jing Chang Di Chu (He) Zi (2003) No. 073) entered into between 北京京客隆超市連鎖集團有限公司 (Beijing Jingkelong Supermarket Chain Group Company Limited, referred hereinafter as “Jingkelong Supermarket”) and Beijing Changping District State-owned Land Resources and Building Administration Bureau on 24 July 2003, the Property, which has a total site area of approximately 19,730.65 sq.m. has been granted to Jingkelong Supermarket for a term of 40 years expiring on 23 July 2043 for commercial uses at a total consideration of RMB15,342,710.
- According to two Construction Land Planning Permits (Document No. 2003 Chang Gui Di Zi 0053 and 2003 Gui (Chang) Di Zi 0082), the permission toward the planning of the development of the Property with a site area of approximately 19,730.65 sq.m. is granted to Jingkelong Supermarket for commercial and car parking uses.

4. Pursuant to a Construction Work Planning Permit (Document No. 2003-Gui Chang Jian Zi-0142) issued by Beijing Town Planning Bureau on 21 August 2003 in favor of Jingkelong Supermarket, the development scale of the Property is permitted to comprise a single block of supermarket building with a total gross floor area of approximately 44,626 sq.m..
5. Pursuant to a co-operation agreement entered into between the Company and 北京盛世原華房地產開發有限公司 (referred hereinafter as “Shengshi Yuanhua”) on 8 February 2007, the Company and Shengshi Yuanhua will co-develop the Property.
6. As advised by the Group the total development costs (including construction costs) expended as at the date of valuation was approximately RMB44,470,000 and the outstanding development cost estimated to complete the development is approximately RMB259,500,000.
7. The “Capital value when completed” of the proposed development is approximately RMB304,000,000 (equivalent to HK\$307,800,000).
8. Pursuant to the PRC Legal Opinion, we understand that the current status of titles, grant of major approvals, licences and documents of the Property are as follows:–
 - (a) State-owned Land Use Rights Certificate Yes
 - (b) Contract for Grant of State Owned Land Use Rights Yes
 - (c) Construction Land Planning Permits Yes
 - (d) Construction Work Planning Permits Yes
 - (e) Co-operation Agreement Yes
9. We have been provided with a PRC legal opinion on the title to the Property interest issued by Jun Ze Jun Law Offices, the PRC legal adviser, which contains, inter alias, the following information:
 - (a) The Company has obtained the State-owned Land Use Rights Certificate for the land portion of the Property.
 - (b) During the remaining term of the land use rights, the Company has the rights to use, lease, mortgage and transfer the land use rights of the Property.
 - (c) The land portion of the Property is free from any mortgage and legal charges.
10. The Company is a joint stock limited company incorporated in the PRC with limited liability on the Effective Date, formerly known as Jingkelong Shang Sha and then as Jingkelong Supermarket, and was then converted into a joint stock limited company with effect from the Effective Date. Where the context refers to any time prior to the Effective Date, the Company shall mean Jingkelong Supermarket and its businesses which contributed to, and became of, the Company.
11. Jingkelong Supermarket is a State-owned holding enterprise incorporated in the PRC whose establishment in the PRC was approved by Beijing Administration for Industry and Commerce on 20 May 2002 and the predecessor of the Company. Prior to 6 December 2002, the name of Jingkelong Supermarket was Beijing Jingkelong Supermarket Chain Company Limited.

VALUATION CERTIFICATE

Group III – Property interests rented and occupied by the Group in the PRC

Hypermarket

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|----------------------------------|
| 12 Jing Ke Long Huilongguan Shopping Arcade A parcel of land together with various buildings erected thereon located at the eastern side of Erbozi Jingchang Highway, Changping District, Beijing, the PRC | <p>The property comprises two factory buildings and 81 residential blocks together with a parcel of land, the buildings were single storey and completed in or about 1985.</p> <p>The property has a total gross floor area of approximately 10,313 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 July 2000 to 30 June 2020 at an annual rental of RMB3,500,000 from the 1st year to the 4th year exclusive of management fee and other charges. The annual rental will be RMB3,475,000 from the 5th year to the 8th year, RMB4,044,600 from the 9th year to the 12th year, RMB4,408,614 from the 13th year to the 16th year and RMB4,849,475.4 from the 17th year to the 20th year.</p> <p>The property is currently occupied by the Company as hypermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|----------------------------------|
| 13 Jing Ke Long Wangjing Shop The whole of Block No. 211 and ancillary buildings, Nanhu Zhongyuan, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole block of a 5-storey building which was completed in 2000.</p> <p>The property has a total gross floor area of approximately 14,494.6 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB1,760,000 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as hypermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|----------------------------------|
| 14 Jingkelong Jiugong Shop, Level 2, No. 1 Jiugong Road West, Jiugong Town, Daxing District, Beijing, the PRC | <p>The property comprises the whole on Level 2 of a 3-storey building completed in or about 2006.</p> <p>The property has a total gross floor area of approximately 9,187 sq.m.</p> | <p>The property is leased to the Company from an independent third party for a term of 15 years commencing from 1 August 2006 at a daily rent of RMB1.8 per sq.m. for the first three years and the rental will be increased by 3% every three years.</p> <p>The property at present is occupied by the Company as hypermarket.</p> | No commercial value |

Supermarket

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|----------------------------------|
| 15 Jing Ke Long Dashanzi Shopping Arcade, the west portion of Block No. 8, Dashanzi North Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 3-storey commercial building which was completed in or about 1979.</p> <p>The property has a total lettable area of approximately 3,294.31 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB43,964.535 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|---|
| 16 Jing Ke Long Fatou Shopping Arcade, Nos. 11 and 17 Fatou West Lane and No. 4 Fatou West Lane Zone 3, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 3-storey commercial building and a single-storey building which were completed from 1961 to 1990.</p> <p>The property has a total lettable area of approximately 2,680.6 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB401,327.78 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|---|
| 17 Jing Ke Long Guanzhuang Shopping Arcade, No. 49 Guanzhuang East Street, No. 49 Guanzhuang East Lane East, Guanzhuang East Lane and No. 49 Guanzhuang East Street East, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in 1988.</p> <p>The property has a total lettable area of approximately 4,986.3 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB474,727.78 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|---|
| 18 Jing Ke Long Huaan Shopping Arcade, Block 12, Anhua West Lane 1st Zone, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 3-storey commercial building which was completed from 1990 to 1994.</p> <p>The property has a total lettable area of approximately 3,917.88 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB300,173.14 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|---|
| 19 Jing Ke Long Huawei Non-staple Food Shopping Arcade, No. 40 Huawei West Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in 1993.</p> <p>The property has a total lettable area of approximately 1,771.4 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB135,977.5 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|----------------------------------|
| 20 Jing Ke Long Capital Airport Shopping Arcade, No. 1 Capital Airport South Road and Capital Airport South Road, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 3-storey commercial building and a single-storey building which were completed from 1975 to 1991.</p> <p>The property has a total lettable area of approximately 4,803.5 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB375,678.31 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|----------------------------------|
| 21 Jing Ke Long Chaoyang Jingyuan Shopping Arcade, No. 24 Sanyuanli Street, Zuojiashuang, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building and a single-storey building which were completed in 1983.</p> <p>The property has a total lettable area of approximately 3,353.8 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB278,972.26 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|---|
| 22 Jing Ke Long Chaoyang Jingyuan Shopping Arcade Godown, No. 5 Sanyuanli Street, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 5-storey building which was completed in 1995.</p> <p>The property has a total gross floor area of approximately 484.2 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB76,342.08 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as the godown for the supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|---|---|
| 23 Jing Ke Long Sanlitun Shopping Arcade, No. 27 North Sanlitun Road South and No. 11 Gongti Road North, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey building which was completed in 1973.</p> <p>The property has a total lettable area of approximately 3,691.81 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB827,183.68 exclusive of management fee and other charges.</p> <p>The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|----------------------------------|
| 24 Jing Ke Long Songyu Lane Shopping Arcade, No. 28 Songyu Lane and No. 15 Wusheng West Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 3-storey commercial building which was completed in 1992.</p> <p>The property has a total gross floor area of approximately 3,831.03 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB225,715.28 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|----------------------------------|
| 25 Jing Ke Long Tuanjie Lake Shopping Arcade, the courtyard of No. 8 Tuanjie Lake Road, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 5-storey commercial building which was completed in or about 1980.</p> <p>The property has a lettable floor area of approximately 310.6 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB21,577.22 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|---|
| 26 Jing Ke Long Tuanjie Lake Shopping Arcade No. 8 Tuanjie Lake Road, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 5-storey building which was completed in or about 1980.</p> <p>The property has a total gross floor area of approximately 2,177.6 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB505,433.28 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|---|
| 27 Jing Ke Long Tuanjie Lake Shopping Arcade No. 7 Tuanjie Lake Road, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 4-storey building which was completed from 1980 to 1992.</p> <p>The property has a total gross floor area of approximately 4,659.2 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB1,238,097.6 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|----------------------------------|
| 28 Jing Ke Long Xibahe Non-staple Food Shopping Arcade, Blocks 83 and 85, Xibahe East Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey commercial building which was completed in 1985.</p> <p>The property has a total lettable area of approximately 1,782.98 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB157,284.02 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|----------------------------------|
| 29 Jing Ke Long Zaoying Road Shopping Arcade, No. 10 Zaoying South Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in or about 1986.</p> <p>The property has a total lettable area of approximately 2,685.8 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB83,683.535 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|---|
| 30 Jing Ke Long Zhenzhi Road Non-staple Food Shopping Arcade, Block No. Jia 2 Hujialou Street North, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in or about 1990.</p> <p>The property has a total lettable area of approximately 1,824.2 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB360,163.57 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|---|---|
| 31 Jing Ke Long Zhenzhi Road Non-staple Food Shopping Arcade Godown, Block No. 3 Shuiduizi Road, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 5-storey building which was completed in or about 1950.</p> <p>The property has a total gross floor area of approximately 472.1 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB37,503.84 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as the godown for supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|--|----------------------------------|
| 32 Jing Ke Long Kangjing Lane Shopping Arcade, Nos. 19 and 20 Kangjing Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 6-storey commercial building and a single-storey building which were completed in 1994.</p> <p>The property has a total lettable area of approximately 1,264 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB292,521.46 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|----------------------------------|
| 33 Jing Ke Long Shuanglong Shopping Arcade, Block No. 204 Shuanglong South Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 4-storey commercial building which was completed in 1996.</p> <p>The property has a total lettable area of approximately 7,868.09 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB774,163.61 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|----------------------------------|
| 34 Jing Ke Long Ganluyuan Non-staple Food Shopping Arcade, Block No. 18 Ganluyuan South Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 3-storey commercial building which was completed in or about 1988.</p> <p>The property has a total lettable area of approximately 645.1 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB37,432.455 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 35 Jing Ke Long Dongba Shop Various buildings together with facilities located on No. 1 Hongsong Garden, Dongba Village, Chaoyang District, Beijing, the PRC | <p>The property comprises a parcel of land together with various single and 2-storey buildings, the buildings were completed from 1986 to 1988.</p> <p>The property has a total gross floor area of approximately 1,921.18 sq.m. and the facilities has a site area of approximately 1,412.46 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 10 years commencing from 1 June 2002 to 31 May 2012 at an annual rental of RMB522,000 for the period from 1 June 2002 to 31 May 2004 and the rental will be increased by 4% annually since 1 June 2004.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|--|----------------------------------|
| 36 Jing Ke Long Miyun Shop, Levels one to three and ancillary facilities, No. 21 Xinnan Road, Miyun County, Beijing, the PRC | <p>The property comprises three levels of a 3- storey building which was completed in or about 2001.</p> <p>The property has a total gross floor area of approximately 5,942.52 sq.m. and the facilities has a site area of approximately 3,010 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 October 2003 to 30 September 2023 at an annual rental of RMB1,000,000 for the period from 1 October 2003 to 30 September 2005, RMB1,200,000 for the period from 1 October 2005 to 30 September 2007, RMB1,300,000 for the period from 1 October 2007 to 30 September 2009, RMB1,500,000 for the period from 1 October 2009 to 30 September 2013, RMB1,800,000 for the period from 1 October 2013 to 30 September 2018 and RMB2,000,000 for the period from 1 October 2018 to 30 September 2023.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|---|---|
| 37 Jing Ke Long (Lang Fang) Yanjiao Shop, Levels one to two and ancillary facilities on the junction between the South-east of Yingbin Road and Jingha Road North, Yanjiao Development Zone, Sanhe City, Hebei Province, the PRC | <p>The property comprises the whole on Level one and two and ancillary facilities of a 9-storey building which was completed in or about 2003.</p> <p>The property has a total gross floor area of approximately 3,466 sq.m.</p> | <p>The property is leased to Jingkelong Langfang (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 16 May 2003 to 15 May 2023 at a total rental of RMB32,662,000.</p> <p>The property is currently occupied by JingKelong Langfang as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|---|
| 38 Jing Ke Long Jinsong Shop, No. 401 Jinsong 4th Zone, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 3-storey building which was completed in 1982.</p> <p>The property has a total gross floor area of approximately 5,019.7 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at a total rental of RMB1,255,326.72.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|----------------------------------|
| 39 Jing Ke Long Baiziyuan Shop, Level 1, the basement and ancillary facilities of the club house B, on No. 16 Baiziwang Road, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole on Level 1, basement level 1 and ancillary facilities of a 3-storey building which was completed in 2004.</p> <p>The property has a total gross floor area of approximately 2,667 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 February 2005 to 31 January 2025 at an annual rental of RMB973,455 for the period from 1 February 2005 to 31 January 2008 and the rental will be increased by 2% annually since 1 February 2008.</p> <p>The property is currently occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|---|----------------------------------|
| 40 Jing Ke Long Louzizhuang Shop, the eastern side on the junction between Donggao Road and Louzizhuang Central Road, Jinzhan Village, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a commercial building together with a warehouse, two offices, temporary structures and carparking spaces in front of the commercial building.</p> <p>The property was completed in 2005.</p> <p>The building portion has a total gross floor area of approximately 2,358 sq.m., and the carparking spaces have a total site area of approximately 1,165 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from the date the rent free period completed whilst a 1.5-month rent free period was offered by the Lessor since the property is properly handover to the Lessee. The annual rental payable is RMB500,000 from the 1st to 3rd year, the rental will be increased by RMB50,000 every three years.</p> <p>The property at present is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 41 Jing Ke Long Tianzhu Shop, Units 105, 106 and 107, Level 1, Tianyun Court, Tianzhu Garden, Shunyi District, Beijing, the PRC | <p>The property comprises 3 units on Level 1 of a 15-storey (inclusive of basement) composite building completed in 2001.</p> <p>The property has a total gross floor area of approximately 1,500 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 12 years commencing on 24 November 2005 at an annual rental of RMB820,000 from the 1st to 3rd year and the rental will be increased by 5% every 3 years.</p> <p>The property at present is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|----------------------------------|
| 42 Jing Ke Long Tian Cun Shop, Portion of Level 1 and the basement level 1, No. 1 Yuefujiayuan Commercial Building, No. Yiyi Yongding Road, Haidian District, Beijing, the PRC | <p>The property comprises portion on Level 1 and the basement level 1 of a 6-storey building (exclusive of 2-storey basement) completed in or about 2005.</p> <p>The property has a total gross floor area of approximately 4,169.37 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party for a term of 12 years commencing from 22 January 2006 at a daily rent of RMB4.2 per sq.m. and the rental will be increased by RMB0.2 every 3 years.</p> <p>The property at present is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|----------------------------------|
| 43 Jing Ke Long Xidan Shop, Basement Level 1, No. 109 Xidan Main Street North, Xicheng District, Beijing, the PRC | <p>The property comprises the whole on basement level 1 of a 11-storey building (exclusive of 3-storey basement) completed in or about 2005.</p> <p>The property has a total gross floor area of approximately 2,778 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party for a term from 16 December 2005 to 31 December 2014 at an annual rent of RMB2,740,000 for the first three years and the rental will be increased by 5% every three years.</p> <p>The property at present is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|----------------------------------|
| 44 Jing Ke Long Heping Lane Shop, Level 1 and basement level 1, South portion of Block No. 8, Zone 6 of Heping Lane, Dongcheng District, Beijing, the PRC | <p>The property comprises the whole on Level 1 and basement Level 1 of a 3-storey building (exclusive of a single-storey basement) completed in or about 1999.</p> <p>The property has a total gross floor area of approximately 2,382 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party for a term of 11 years commencing from 1 March 2006 to 31 December 2016 at an annual rent of RMB1,200,000 for the 1st and 2nd years, RMB1,300,000 for the 3rd and 4th years and the rental will be increased by 3% every two years.</p> <p>The property at present is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|---|
| 45 Jing Ke Long Yuqiao Shop, Levels 1-2 and portion of Level 3, Commercial Building, No. 15 Yuqiao Zhong Road, Tongzhou District, Beijing, the PRC | <p>The property comprises the whole on levels 1 to 2 and portion of level 3 of a 3-storey building completed in or about 1988.</p> <p>The property has a total gross floor area of approximately 4,100 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 15 years commencing from 10 June 2006 to 9 June 2021 at a total rent of RMB30,229,300.</p> <p>The property is currently occupied by the Group as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|---|---|
| 46 Jing Ke Long Jiukeshu Shop, Levels 1 and 2, Commercial Building, No. 29 Jiukeshu Road East, Tongzhou District, Beijing, the PRC | <p>The property comprises the whole on Levels 1 and 2 of a 6-storey building completed in or about 2000.</p> <p>The property has a total leased area of approximately 2,253.94 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party for a term of 15 years commencing from 15 June 2006 to 14 June 2021 at an annual rent of RMB1.35 per sq.m. and the rental will be increased by RMB0.15 per sq.m. every five years.</p> <p>The property is currently occupied by the Group as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|---|
| 47 Jing Ke Long Yuqiao Road West Shop, Level 1, No. 66 Yuqiao Road West, Tongzhou District, Beijing, the PRC | <p>The property comprises the whole on Level 1 of a 6-storey building completed in or about 2001.</p> <p>The property has a total gross floor area of approximately 638.09 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party for a term of 9 years and 7 months commencing from 15 June 2006 to 14 January 2016 at an annual rent of RMB295,468.</p> <p>The property is currently occupied by the Group as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|---|
| 48 Jing Ke Long Beiguan Shop, Level 1 and basement level 1 of the Commercial Building together with ancillary facilities, Block 15, Wanfujiayuan, Yongshun Town, Tongzhou District, Beijing, the PRC | <p>The property comprises Level 1 and basement level 1 of a 3-storey building (exclusive of a single-storey basement) completed in or about 2001.</p> <p>The property has a total gross floor area of approximately 1,700 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party for a term expiring on 31 December 2017 at an annual rent of RMB375,000 until 31 December 2007, RMB412,500 for the period from 1 January 2008 to 31 December 2012 and RMB453,750 for the period from 1 January 2013 to 31 December 2017.</p> <p>The property is currently occupied by the Group as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|----------------------------------|
| 49 Jing Ke Long Yudaihe Shop, Levels 1 to 2, Commercial Building No. Jia 4, No. 48 Yudaihe Main Street and No. 7 Yudaihe Main Street, Tongzhou District, Beijing, the PRC | <p>The property comprises levels 1 and 2 of a 7-storey building completed in or about 1995.</p> <p>The property has a total gross floor area of approximately 1,259.02 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party for a term of 15 years commencing from the first day after the rent free period at an annual rent of RMB412,035 for the first five years and the rental will be increased by RMB0.15 per sq.m. per day every five years. The rental of the last five years will be RMB663,866.</p> <p>The property is currently occupied by the Group as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|----------------------------------|
| 50 Jing Ke Long Xinhua Main Street Shop, No. 256 Xinhua Main Street, Tongzhou District, Beijing, the PRC | <p>The property comprises the whole of a single-storey building completed in or about 1991.</p> <p>The property has a total gross floor area of approximately 2,211.29 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party for a term of 5 years commencing from 9 June 2006 to 8 June 2011 at an annual rent of RMB1,000,000 for the first year, RMB1,050,000 for the second year, RMB1,150,000 for the third year, RMB1,250,000 for the fourth year and RMB1,350,000 for the fifth year.</p> <p>The property is currently occupied by the Group as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|---|
| 51 Jing Ke Long Qiaozhuang Shop, Block 34, No. 2, Zone East Qiaozhuang, Tongzhou District, Beijing, the PRC | <p>The property comprises Level 1 of a 6-storey building (exclusive of a single-storey basement) completed in or about 2002.</p> <p>The property has a total gross floor area of approximately 2,293 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party for a term expiring on 31 December 2013 at an annual rent of RMB694,664.</p> <p>The property is currently occupied by the Group as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|---|
| 52 Jing Ke Long Longwang Village Shop, The Commercial Building in front of Geng Zhuang Residential Block, on the north of Jingha Highway, Tongzhou District, Beijing, the PRC | <p>The property comprises the whole of a 4-storey building completed in or about 2003.</p> <p>The property has a total gross floor area of approximately 6,428 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party for a term on the day after the rent free period to 31 May 2024 at an annual rent of RMB1,000,000 for the period from 16 June 2006 to 31 May 2009 and RMB1,400,000 for the period from 1 June 2009 to 31 May 2024.</p> <p>The property is currently occupied by the Group as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|----------------------------------|
| 53 Jingkelong Mingguangcun Shop, Level 1 and Basement Level 1, No. 3 Honglian Village North, Haidian District, Beijing, the PRC | <p>The property comprises the whole on Level 1 and basement Level 1 of a 3-storey (excluding the basement level) building completed in or about 2004.</p> <p>Level 1 and Basement Level 1 of the property have a gross floor area of approximately 859.3 sq.m. and 1,448.26 sq.m. respectively.</p> | <p>The property is leased to the Company from an independent third party for a term of 15 years commencing from 1 October 2006 at an annual rent of RMB1,484,136 for the first three years and the rental will be increased by 3% every three years.</p> <p>The property at present is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|----------------------------------|
| 54 Jingkelong Changying Shop, Level 1 and basement Level 1, Block 13, Minzu Jiayuan, Changying Village, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole on Level 1 and basement Level 1 of a 3-storey (excluding the basement Level) building completed in or about 2004.</p> <p>Level 1 and the basement Level 1 of the property have gross floor area of approximately 502.78 sq.m. and 914.2 sq.m. respectively.</p> | <p>The property is leased to the Company from an independent third party for a term commencing from 1 October 2006 to 31 December 2025 at a daily rent of RMB0.9 per sq.m. for the period from 1 October 2006 to 30 September 2011, RMB0.99 per sq.m. from 1 October 2011 to 30 September 2016, RMB1.09 per sq.m. from 1 October 2016 to 30 September 2021 and RMB1.2 per sq.m. from 1 October 2021 to 31 December 2025.</p> <p>The property at present is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 55 Jingkelong Yongan Road Shop, Basement level 1 and 2 and portion of Level 1, No. 5 Renshou Road, Xuanwu District, Beijing, the PRC | <p>The property comprises the whole on basement levels 1 and 2 and Level 1 of a 3-storey (excluding the basement level) building completed in or about 2006.</p> <p>Basement Level 1 and Level 2 have a total gross floor area of approximately 3,393 sq.m. and Level 1 of the property has a gross floor area of approximately 188 sq.m.</p> | <p>The property is leased to the Company from an independent third party for a term of 15 years commencing from 1 February 2007 at an annual rent of RMB2,500,000 for the first three years and the rent will be increased by 3% every three years.</p> <p>The property at present is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|----------------------------------|
| 56 Jingkelong Wanliu Shop, Basement Level 1, No. 29 Wanliu Zhong Road, Haidian District, Beijing, the PRC | <p>The property comprises the whole on basement level 1 of a 13-storey (excluding the basement level) building completed in or about 2002.</p> <p>The property has a lettable area of approximately 3,500 sq.m.</p> | <p>The property is leased to the Company from an independent third party for a term commencing from 25 November 2006 to 24 December 2021 at a daily rent of RMB1.93 per sq.m. for the period from 25 November 2006 to 24 December 2009, RMB2 per sq.m. from 25 December 2009 to 24 December 2012, RMB1.86 per sq.m. from 25 December 2012 to 24 December 2018 and RMB2 per sq.m. from 25 December 2018 to 24 December 2021.</p> <p>The property at present is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|---|----------------------------------|
| 57 Jingkelong Hongsong Garden Shop, No. 16 Hongsong Garden North Lane Chaoyang District Beijing, the PRC | <p>The property comprises the whole of a single-storey building completed in or about 2004.</p> <p>The property has a gross floor area of approximately 6,374.19 sq.m.</p> | <p>The property is leased to the Company from an independent third party for a term of 15 years commencing from 1 March 2007 to 28 February 2022 at an annual rent of RMB1,297,197.77 for the period from 1 March 2007 to 28 February 2010, RMB1,703,263.74 from 1 March 2010 to 28 February 2013, RMB2,115,108.69 from 1 March 2013 to 29 February 2016 and RMB2,515,395.68 from 1 March 2016 to 28 February 2022.</p> <p>The property at present is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|--|----------------------------------|
| 58 Jingkelong Xizhaosi Shop, Basement level 1 of Block 4 of Huacheng Estate located at No. 16 Xizhaosi Street, Chongwen District, Beijing, the PRC | <p>The Property comprises the whole of basement level 1 of a high-rise composite building completed in or about 2006 amid Huacheng Estate.</p> <p>The Property has a gross floor area of approximately 3,186.01 sq.m.</p> | <p>As at the report date, the property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 15 years commencing from 12 July 2007 at a daily rent of RMB2.21 per sq.m. as supermarket. The daily rent will be increased by 5% every three years commencing from the forth year.</p> <p>The property will be handed over for occupancy as supermarket by the Company.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|---|
| 59 Jingkelong Zonglvquan Shop, Portions of Levels 1 & 2 and the whole of basement Levels 1 and 2 of Plam Arcade located at No. 8 Gongyuan Road South, Chaoyang District, Beijing, the PRC | <p>The Property comprises portion of levels 1 to 3 and the whole of basement levels 1 and 2 of a commercial blocks completed in the 2004.</p> <p>The Property has a total gross floor area of approximately 4,556 sq.m.</p> | <p>As at the report date, the property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term commencing from 1 April 2007 and expiring on 30 September 2007 at a total rent of RMB2,172,063.6.</p> <p>The property is occupied by the Company as retail use.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|---|
| 60 Jingkelong Yanqing Shop, Portion of Level 1, the whole of Levels 2, 3 and Basement Level 1 of Lvyun Commercial Arcade located at No. 58 Gaota Street, Yanqing County, Beijing, the PRC | <p>The Property comprises portion of level 1 and the whole of levels 2, 3 and the basement level 1 of a high-rise commercial building completed in or about 2005 amid Yanqing County.</p> <p>The Property has a gross floor area of approximately 5,231 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 July 2006. The total rent for the first three year is RMB1,274,414.</p> <p>For the period commencing from 1 July 2009 to 30 June 2016, the total annual rent is RMB785,176 whilst for the remaining lease term, the annual rent is RMB969,745.</p> <p>The property is occupied by the Company as supermarket.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 61 Portion of Block 12 located at Shifoying Xi Lane, Chaoyang District, Beijing, the PRC | <p>The Property comprises portion of Level 1 of a 13-storey commercial building (including one basement level) completed in or about 1997 in Shifoying.</p> <p>The Property has a gross floor area of approximately 1,580 sq.m.</p> | <p>The Property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term commencing from 6 June 2007 and expiring on 5 August 2019 at an annual rent of RMB1,050,000 for retail use. The annual rent is increased every 3 years by 5%.</p> <p>The Property is subject to a rent free period for a term of two months commencing from 6 June 2007.</p> <p>The Property is occupied by the Company as supermarket.</p> | No commercial value |

Convenience Store

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|----------------------------------|
| 62 Convenience Store No. 1, Block No. 13 Gongrentiyuchang Road East, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 14-storey commercial building which was completed in or about 1973.</p> <p>The property has a total gross floor area of approximately 1,828.7 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB4,120.75 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|----------------------------------|
| 63 Convenience Store No. 2, No. 1 Zuojiashuang Sanjiaodi, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey commercial building which was completed in or about 1981.</p> <p>The property has a total gross floor area of approximately 194 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 18.5 years commencing from 1 July 2005 to 31 December 2023 at an annual rental of RMB1,140.84 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years since 2009.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|--|----------------------------------|
| 64 Convenience Store No. 3, Block No. 4 Hongmiao North Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 4-storey commercial building which was completed in or about 1988.</p> <p>The property has a total gross floor area of approximately 890 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB40,254.225 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|----------------------------------|
| 65 Convenience Store No. 4 No. 8 Fangcaodi Street West, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 5-storey building which was completed in 1970.</p> <p>The property has a total gross floor area of approximately 538.3 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB85,524.96 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|----------------------------------|
| 66 Convenience Store No. 4 Godown, the East of No. 8 Fangcaodi Street West, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey commercial building which was completed from 1955 to 1979.</p> <p>The property has a total gross floor area of approximately 425 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023. According to the information provided by the Group, no rental is required to pay for the property during the remaining lease term.</p> <p>The property is currently occupied by the Company as the godown for convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 67 Convenience Store No. 6, The west portion of No. 9 Guandongdian Street North, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 3-storey building which was completed in 1978.</p> <p>The property has a total gross floor area of approximately 528.7 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB84,000 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|----------------------------------|
| 68 Convenience Store No. 7, the west portion of Block No. 5 Gongrentiyuchang Road South, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 5-storey commercial building which was completed from 1975 to 1990.</p> <p>The property has a total gross floor area of approximately 353.3 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB337.73 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 69 Convenience Store No. 8, Tiyuchang Road East, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in 1989.</p> <p>The property has a total gross floor area of approximately 388.75 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB14,663.05 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|----------------------------------|
| 70 Tiyuchang Road East, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in 1989.</p> <p>The property has a total gross floor area of approximately 230 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB4,520.225 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as retail use.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|----------------------------------|
| 71 Convenience Store No. 9, Non-staple Food Shop in Sanlitun North, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 4-storey commercial building and a single-storey building which were completed from 1970 to 1980.</p> <p>The property has a total gross floor area of approximately 2,129.1 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB9,307.51 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|---|
| 72 Convenience Store No. 10, the west portion of Block No. 22 Dongzhimenwai Main Street, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building and a single-storey building which were completed from 1988 to 1992.</p> <p>The property has a total gross floor area of approximately 1,490.5 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB1,719.15 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|---|
| 73 Convenience Store No. 11, No. 21 Xingfuer Village, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey commercial building which was completed from 1988 to 1992.</p> <p>The property has a total gross floor area of approximately 461.7 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB9,808.7 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|----------------------------------|
| 74 Convenience Store No. 12, No. 3 Shuiduizi Road East and a single-storey block, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 6-storey building and a single-storey building which were completed in or about 1981.</p> <p>The property has a total gross floor area of approximately 784.1 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB159,947.04 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|----------------------------------|
| 75 Convenience Store No. 13, Block No. Jia 306 Balizhuang North Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in or about 1990.</p> <p>The property has a total gross floor area of approximately 890.47 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB21,938.41 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 76 Convenience Store No. 14, No. 7 Guanghui Lane, Jianwai Main Street, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 3-storey commercial building which was completed in 1979.</p> <p>The property has a total gross floor area of approximately 288.84 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB6,581.2 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|----------------------------------|
| 77 Convenience Store No. 15, Portion of Block No. 9 Huajiadi South Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises portion of a 2-storey commercial building which was completed in 1992.</p> <p>The property has a total gross floor area of approximately 562.4 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of five years commencing from 15 June 2004 to 14 June 2009 at an annual rental of RMB250,000 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|----------------------------------|
| 78 Convenience Store No. 16, Zone 3, Gaojiayuan, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey commercial building which was completed in or about 1986.</p> <p>The property has a total gross floor area of approximately 782.4 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB7,704.65 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 79 Convenience Store No. 17, No. 14, Zone 2, Gaojiayuan, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 4-storey commercial building which was completed in or about 1988.</p> <p>The property has a total gross floor area of approximately 796 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB16,503.31 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|----------------------------------|
| 80 Convenience Store No. 18, Block No. 16 Xinjiedayuan, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in or about 1990.</p> <p>The property has a total gross floor area of approximately 1,016.6 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023. According to the information provided by the Group, no rental is required to pay for the property during the remaining lease term.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 81 Convenience Store No. 19, No. 817 Jinsong 8th Zone, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey building which was completed in or about 1981.</p> <p>The property has a total gross floor area of approximately 769.7 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB158,396.16 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|---|----------------------------------|
| 82 Convenience Store No. 20, No. 9 Fatou North Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 5-storey commercial building which was completed in or about 1987.</p> <p>The property has a total gross floor area of approximately 1,510.40 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB43,784.78 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|----------------------------------|
| 83 Convenience Store No. 21, No. 518 to 521 Jinsong 5th Zone, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey building which was completed in or about 1980.</p> <p>The property has a total gross floor area of approximately 654.9 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB104,050.56 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|---|
| 84 Convenience Store No. 22, No. 111 Jinsong 1st Zone, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 12-storey building which was completed in or about 1980.</p> <p>The property has a total gross floor area of approximately 1,235.8 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB295,241.28 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|---|
| 85 Convenience Store No. 23, No. 203 Jinsong 2nd Zone, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey building which was completed in or about 1981.</p> <p>The property has a total gross floor area of approximately 269.5 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB42,818.4 exclusive of management fee and other charges.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|--|----------------------------------|
| 86 Convenience Store No. 24, Block No. 8 Chuiyangliu West Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a four storey building which was completed from 1959 to 1978.</p> <p>The property has a total gross floor area of approximately 413.24 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB2,258.44 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|---|----------------------------------|
| 87 Convenience Store No. 25, Block No. 19, Zone 2, Anzhen West Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in or about 1988.</p> <p>The property has a total gross floor area of approximately 1,289.96 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB18,946.08 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 88 Convenience Store No. 26, Block No. 16, Zone 1, Anzhen West Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 6-storey commercial building which was completed in 1985.</p> <p>The property has a total gross floor area of approximately 942.32 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB22,348.96 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 89 Convenience Store No. 27, No.304 Huizhong Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 6-storey commercial building which was completed in or about 1991.</p> <p>The property has a total gross floor area of approximately 2,134.1 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB69,067.64 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|---|
| 90 Convenience Store No. 28, Block No. 1 Yinghua Street East, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in 1987.</p> <p>The property has a total gross floor area of approximately 862.62 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB24,173.62 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|---|
| 91 Convenience Store No. 29, No. 18 Sijiefang, Jiuxianqiao, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey commercial building which was completed in 1980.</p> <p>The property has a total gross floor area of approximately 819.62 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB3,635.29 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|---|
| 92 Convenience Store No. 30, the east portion of Block No. 16 Shiyijiefang, Jiuxianqiao, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed in 1982.</p> <p>The property has a total gross floor area of approximately 496.1 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB6,353.48 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|---|
| 93 Convenience Store No. 31, the north-east portion of No. 3 Fangyuan Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey commercial building which was completed in or about 1983.</p> <p>The property has a total gross floor area of approximately 296.5 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB3,138.87 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|---|
| 94 Convenience Store No. 32, Block No. 34 Zaoying North Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 4-storey commercial building which was completed in 1994.</p> <p>The property has a total gross floor area of approximately 1,599.3 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB54,196.96 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|--|---|
| 95 Convenience Store No. 33, Block No. 12 Dongjunzhuang, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 6-storey commercial building which was completed in 1984.</p> <p>The property has a total gross floor area of approximately 481.77 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB684.82 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|----------------------------------|
| 96 Convenience Store No. 34, Block No. 1 Jintabei Street, Chaoyang District, Beijing, the PRC | <p>The property comprises level one of a 16-storey commercial building which was completed in or about 1989.</p> <p>The property has a total gross floor area of approximately 262.72 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB6,906.8 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|----------------------------------|
| 97 Convenience Store No. 35, No. 22 and the South of No. 22 Nongguang Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 5-storey commercial building which was completed in or about 1976.</p> <p>The property has a total gross floor area of approximately 347.52 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB945.42 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|----------------------------------|
| 98 Convenience Store No. 36, Level 1 of Block 5 and 6 located at Shuguang Xi Lane No. Jia Liu, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole on Level 1 of a 12-storey building completed in or about 2005.</p> <p>The property has a total gross floor area of approximately 400 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 10 years commencing from 1 July 2006 to 30 June 2016 at an annual rent of RMB182,500 for the period from 1 July 2006 to 30 June 2010 and RMB219,000 for the period from 1 July 2010 to 30 June 2016.</p> <p>Furthermore, a rent-free period from 1 April 2006 to 30 June 2006 is provided by the lessor. The property is currently occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|----------------------------------|
| 99 Convenience Store No. 37, A commercial building located at Yunjingli Zone, Liyuan Town, Tongzhou District, Beijing, the PRC | <p>The property comprises the whole of a single-storey building completed in 2000.</p> <p>The property has a total gross floor area of approximately 205 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of ten year commencing from 30 June 2006 to 29 June 2016 at an annual rent of RMB90,000.</p> <p>The property at present is occupied by the Company as convenience store.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|--|---|
| 100 Convenience Store No. 39, Wusheng External Trading Market, Nanmofang, Beijing, the PRC | <p>The property comprises the whole on Level 1 of a 2-storey building completed in or about 2005.</p> <p>The property has a gross floor area of approximately 355 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) by an independent third party (the “Lessor”) for a term of 5 years commencing from 1 January 2007 to 31 December 2011 at a daily rent of RMB1.5 per sq.m. and the rent will be increased by 5% every year.</p> <p>The property at present is occupied by the Company as convenience store.</p> | No commercial value |

Other leased properties of the Company

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|---|
| 101 Jing Ke Long Training Centre, Block No. 4 Hongmiao North Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 4-storey commercial building which was completed in or about 1988.</p> <p>The property has a total gross floor area of approximately 1,100 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB54,824.23 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as training centre.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|--|---|
| 102Jing Ke Long Live and Fresh Produce Logistics Centre, Yaojia Garden West Kou, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey commercial building which was completed from 1984 to 1994.</p> <p>The property has a total lettable area of approximately 12,293.26 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB1,285,637.17 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as live and fresh produce logistics centre.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|--|---|
| 103Jing Ke Long dry product Logistics Centre, Shuangqiao Zhong Road, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of various single and 2-storey buildings and ancillary facilities which were completed in or about 1986.</p> <p>The property has a total gross floor area of approximately 13,325 sq.m. and has a site area of approximately 33,333.5 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 May 2000 to 30 April 2020 at an annual rental of RMB1,300,000 from the 1st year to 5th year exclusive of management fee and other charges. The annual rental will be RMB1,365,000 from the 6th year to the 10th year, RMB1,430,000 from the 11th year to the 15th year and RMB1,495,000 from the 16th year to the 20th year.</p> <p>The property is currently occupied by the Company as dry product logistics centre.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 104 Block No. 301 Jinsong 3rd Zone, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey building which was completed in or about 1983.</p> <p>The property has a total gross floor area of approximately 362.8 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from an independent third party (the “Lessor”) for a term of 20 years commencing from 1 January 2005 to 31 December 2024 at an annual rental of RMB98,859.84 exclusive of management fee and other charges.</p> <p>The property is currently occupied for retail use.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 105 No. 19 Jianwaierdaojie, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey commercial building which was completed in or about 1989.</p> <p>The property has a total lettable area of approximately 639.8 sq.m.</p> | <p>The property is leased to the Company (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB4,656.23 exclusive of management fee and other charges. The annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by the Company as hostel.</p> | No commercial value |

Leased properties of Beijing Chaopi Trading Company Limited

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|--|----------------------------------|
| 106 Yaojiayuan Road, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 2-storey commercial building which was completed from 1980 to 1991.</p> <p>The property has a total gross floor area of approximately 8,552.07 sq.m.</p> | <p>The property is leased to Chaopi Trading (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB153,359.94 exclusive of management fee and other charges and the annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by Chaopi Trading as godown.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|---|----------------------------------|
| 107 The South portion of No. Jia 1 Tianshuiyuan, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single-storey commercial building which was completed in 1978.</p> <p>The property has a total gross floor area of approximately 2,628.44 sq.m.</p> | <p>The property is leased to Chaopi Trading (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB36,824.86 exclusive of management fee and other charges the annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by Chaopi Trading as godown.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|----------------------------------|
| 108 Dongbahongsong Garden, Chaoyang District, Beijing, the PRC | <p>The property comprises Portion of a 6-storey building which was completed from 1982 to 1986.</p> <p>The property has a total gross floor area of approximately 559 sq.m.</p> | <p>The property is leased to Chaopi Trading (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB21,230.82 exclusive of management fee and other charges the annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by Chaopi Trading as office.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|---|---|----------------------------------|
| 109 No. 25 Jintai Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises a unit of a 15-storey commercial building which was completed in 1991.</p> <p>The property has a total gross floor area of approximately 32 sq.m.</p> | <p>The property is leased to Chaopi Trading (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB3,038.4 exclusive of management fee and other charges the annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by Chaopi Trading as office.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|--|----------------------------------|
| 110No. 204 Shuanglong South Lane, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a 4-storey commercial building which was completed in or about 1996.</p> <p>The property has a total gross floor area of approximately 9,051.6 sq.m.</p> | <p>The property is leased to Chaopi Trading (the “Lessee”) from a connected party (the “Lessor”) for a term of 20 years commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB884,172.11 exclusive of management fee and other charges the annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by Chaopi Trading as office.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|--|---|----------------------------------|
| 111 Laojuntang Village and No. 8 Laojuntang Village, Shibali Shop, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of nine warehouses, 1 single-storey office building, 1 two-storey office building and ancillary facilities, the buildings were completed from 2001 to 2005.</p> <p>The property has a total gross floor area of approximately 85,382 sq.m.</p> | <p>The property is leased to Chaopi Trading (the “Lessee”) from independent third parties (the “Lessors”), particulars of the tenancies are summarised in Note 4.</p> <p>The property is currently occupied by Chaopi Trading as distribution centre.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|---|
| 112 The west portion of Liuanzhuang Village, Beichen District, Tianjin, the PRC | <p>The property comprises the whole of 2-storey building which was completed in or about 1998.</p> <p>The property has a total gross floor area of approximately 5,098 sq.m.</p> | <p>The property is leased to Chaopi Trading (the “Lessee”) from an independent third party (the “Lessor”) for a term of five years commencing from 1 November 2003 to 31 October 2008 at an annual rental of RMB446,584.8 and the annual rental will be increased by 4% every two years.</p> <p>The property is currently occupied by Chaopi Trading as distribution centre.</p> | No commercial value |

Leased properties of subsidiaries of Beijing Chaopi Trading Company Limited

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|---|---|
| 113 Portion of a warehouse building (namely Block 6) located at No. 36 Cangxing Street, Shijiazhuang, Hebei Province, the PRC | <p>The Property comprises portion of a single-storey warehouse building completed in the 90’s in Shijiazhuang.</p> <p>The Property has a gross floor area of approximately 500 sq.m.</p> | <p>The property is leased to Chaopi Shijiazhuang (the “Lessee”) from an independent third party (the “Lessor”) for a term of 1 year commencing from 15 August 2006 and expiring on 14 August 2007 at an annual rent of RMB41,975 for warehouse use.</p> | No commercial value |

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|---|--|--|---|
| 114 Warehouse Blocks No. 1 and 3 and an office building located at No. 18 Dasha Road Sifang District, Qingdao, Shandong Province, the PRC | <p>The Property comprises 2 blocks of warehouse building and an office block completed in the 90's in Qingdao.</p> <p>The Property has a total gross floor area of approximately 714 sq.m.</p> | <p>The property is leased to Chaopi Qingdao (the "Lessee") from an independent third party (the "Lessor") for a term of 1 year commencing from 1 January 2006 and expiring on 31 December 2007 at an annual rent of RMB81,783 for storage and ancillary office uses.</p> | No commercial value |

Leased properties of Beijing Xinyang Tongli Commercial Facilities Company Limited

| Property | Description of the property | Particulars of occupancy | Market Value as at 31 March 2007 |
|--|---|---|---|
| 115 Tuofangying, Chaoyang District, Beijing, the PRC | <p>The property comprises the whole of a single storey building which was completed in or about 1985.</p> <p>The property has a total gross floor area of approximately 1,361.8 sq.m.</p> | <p>The property is leased to Xinyang Tongli (the "Lessee") from a connected party (the "Lessor") for a term of 20 year commencing from 1 January 2004 to 31 December 2023 at an annual rental of RMB16,257 and the annual rental will be increased by 5% every five years.</p> <p>The property is currently occupied by Xinyang Tongli as office, factory and godown.</p> | No commercial value |

Notes for properties No. 12 to 115:

1. The lessors of the properties No. 12-14, 22, 26-27, 31, 35-61, 65, 67, 74, 77, 81, 83-85, 99-100, 103-104 and 111-114 are independent third parties, which are not connected with and are independent of, any of the directors, or any of their respective associates of the Group.
2. The PRC legal opinion states that:
 - (a) Except for properties no. 14, 40, 43-44, 46-48, 52, 54-60, 63, 98-100, 111 and 113 all properties rented by the Group have obtained the relevant Building Ownership Certificates (For property No. 48, please refer to Note 2(i));
 - (b) Except for properties no. 14, 37, 40, 42-44, 47-48, 51-52, 54-59, 61, 63, 98-100 and 111, all properties rented by the Group have been duly registered in the relevant government organisation;
 - (c) Except for properties no. 59, all properties rented by the Group are free from any mortgages, order and encumbrances which may cause adversely effect to the titles of the properties;
 - (d) The tenancy agreements of properties no. 12-13, 15-39, 41-42, 45, 50-51, 53, 60-62, 64-97, 101-110, 112, 114 and 115 are valid and effective legally;
 - (e) The tenancy agreements of properties nos. 14, 40, 43-44, 46-49, 52, 54-59, 63, 98-100, 111 and 113 are valid and effective legally if the lessors are the current registered owners of the properties and are entitled to lease the properties to the Company. If the lessors cannot obtain the relevant titleship certificates, the Company would not be entitled to enjoy her right on the properties under the tenancy agreements against the independent third parties and the tenancies may be terminated;
 - (f) Lands of Properties nos. 14, 40, 48, 52, 54, 57, 99-100 and 111 are owned by rural collectives.
 - (g) According to a statement issued by State-owned Asset Supervision and Administration of Xicheng District People's Government Beijing (the "landlord"), the current registered owner of the property no. 43 is the landlord and has authorised Beijing Xixiyouyi Shopping City Company Limited (the "lessor") to lease the property.

However, the tenancy agreement of property no. 43 is valid and effective legally if the landlord is the current registered owner of the property. If the landlord cannot obtain the relevant titleship certificate, the Company would not be entitled to enjoy her right on the property under the tenancy agreement against the independent third parties and the tenancy may be terminated;
 - (h) According to a statement issued by Slum Renewal Office of the Central Government (the "landlord"), the current registered owner of the property no. 44 is the landlord and has authorised Beijing Guotian Property Management Development Company Limited (the "lessor") to lease the property.

Pursuant to another statement issued by the lessor, Beijing Kaiyuan Heping Commercial City Company Limited (the "sub-lessor") is entitled to sub-lease the property no. 44 to the Company.

However, the tenancy agreement of property no. 44 is valid and effective legally if the landlord is the current registered owner of the property and the sub-lessor is entitled to sub-lease the property to the Company. If the landlord cannot obtain the relevant titleship certificate, the Company would not be entitled to enjoy her right on the property under the tenancy agreement against the independent third parties and the tenancy may be terminated;
 - (i) The tenancy agreements of properties no. 51, which are sub-lease agreements, are valid and effective legally. The Lessor has the right to sub-let the properties to the Company and the obligation to complete lease registration in relevant government organization.
 - (j) The property No. 49 comprises two portions, No. 48 Yudaihe Main Street (Portion A) and No. 7 Yudaihe Main Street (Portion B). According to a Building Ownership Certificate (Document No.: Jing Fang Quan Zheng Tong Si Zi No. 0401761), the current registered owner of the Portion A is Wang Qi. Pursuant to a statement issued by Wang Qi dated 11 May 2006, Wang Qi has agreed Beijing Fulande Chain Supermarket to sub-lease

the property No. 49 to the Company for a term of 15 years. Wang Qi is entitled to lease the Portion A of the property No. 49 to the Company.

However, Portion B of the property No. 49 has not obtained Building Ownership Certificate. Thus, the tenancy of the Portion B is valid if the Beijing Fulande Chain Supermarket is the current registered owner of the Portion B and entitled to lease Portion B to the Company. If Beijing Fulande Chain Supermarket cannot obtain the relevant title certificate, the Company would not be entitled to enjoy her right on Portion B of property No. 49 under the terms of the tenancy agreement against independent third parties and hence, the tenancy may be terminated.

3. According to the information provided by the Group, the rental of Properties Nos. 66 and 80 are exempted during the remaining lease term due to the annual rentals were calculated in accordance with the annual depreciated amount of the property. The depreciated amounts have come to zero, thus, the annual rentals of these two properties have been exempted during the remaining lease term.
4. Property No. 111 is leased to Chaopi Trading under four tenancy agreements, the particulars of these tenancies are summarised as follows:

| Unit | Gross Floor Area (sq.m.) | Lease Term | Rental |
|--|-----------------------------|---|----------------------------|
| Laojuntang Village, Shibali Shop, Chaoyang District, Beijing, | 30,472 | 1 May 2004 to 30 April 2009 | RMB0.45 per sq.m. daily |
| Laojuntang Village, Shibali Shop, Chaoyang District, Beijing, | 28,512 | 15 September 2004 to 15 September 2014 | RMB0.45 per sq.m. daily |
| Laojuntang Village, Shibali Shop, Chaoyang District, Beijing | 12,790 | 1 August 2006 to 31 July 2021 | RMB2,212,200 per annum |
| Laojuntang Village, Shibali Shop, Chaoyang District, Beijing | 13,608 | 15 August 2005 to 15 August 2014 | RMB2,202,264 per annum |
| Total | <u>85,382</u> | | |

5. Beijing Jingkelong Company Limited (“the Company”) is a joint stock limited company incorporated in the PRC with limited liability on the Effective Date, formerly known as Jingkelong Shang Sha and then as Jingkelong Supermarket, and was then converted into a joint stock limited company with effect from the Effective Date. Where the context refers to any time prior to the Effective Date, the Company shall mean Jingkelong Supermarket and its businesses which contributed to, and became of, the Company.
6. Beijing Chaopi Trading Company Limited (“Chaopi Trading”) is a limited liability company incorporated in the PRC on 31 May 2002 and an approximately 76.42% subsidiary of the Company.
7. Beijing Xinyang Tongli Commercial Facilities Company Limited (“Xinyang Tongli”) is a limited liability company incorporated in the PRC on 31 May 2002 and an approximately 52.03% subsidiary of the Company.
8. Beijing Jingkelong (Langfang) Company Limited is a limited liability company incorporated in the PRC on 26 April 2000 and a 80% subsidiary of the Company.
9. Shijiazhuang Chaopi Xinlong Trading Company Limited (“Chaopi Shijiazhuang”) is a limited liability company incorporated in the PRC on 12 September 2005 and a wholly owned subsidiary of Chaopi Trading.
10. Qingdao Chaopi Jinlong Trading Company Limited (“Chaopi Qingdao”) is a limited liability Company incorporated in the PRC on 28 September 2005 and a wholly owned subsidiary of Chaopi Trading.