



11th December, 2003

The Directors
Fujian Zijin Mining Industry Co., Ltd.
277 Beihuan Road
Shanghang county
Fujian province
The PRC

Dear Sirs,

In accordance with the instructions for us to carry out open market valuations of the property interests held by your Company and its subsidiaries (hereinafter referred as the “Group”) situated in the People’s Republic of China (the “PRC”), we confirm that we have carried out inspection, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing the Group with our opinion of value of such property interests as at 30th September, 2003.

Our valuation of the property interests represents its open market value which we would define as intended to mean “an opinion of the best price at which the sale of an interest in a property would have been completed unconditionally for cash consideration on the date of valuation, assuming:

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

Our valuations have been made on the assumption that the owner sells the property interests on the open market without the benefit of a deferred terms contract, leaseback, management agreement or any similar arrangement which could serve to increase the value of the property interests.

In valuing the property interests in the PRC, we have assumed that, unless otherwise stated, transferable land use rights in respect of the property interests at nominal land use fees have been granted and that, unless otherwise stated, any premium payable has already been fully settled. We have also assumed that the grantee or the users of the property interests have free and uninterrupted rights to use or to assign the property interests for the whole of the unexpired land use term as granted.

We adopted the Depreciated Replacement Costs (“DRC”) Approach in valuing the property interests Nos. 1, 2, 3, 4, 5, 6, 7, 9 & 10 in Group I. A DRC requires a valuation of the open market value of the land in its existing use and an estimate of the new replacement cost of the buildings and structures, from which deductions are made to allow for the age, condition and functional obsolescence. In arriving at our opinion of the open market value of the land, we have valued it by direct comparison approach by making reference to the comparable sale evidences in the relevant locality.

In valuing the property interest No. 8 in Group I, we have valued the owner-occupied/vacant portion of the property interest with direct comparison approach with reference to comparable sale evidence in the relevant locality. In valuing the leased portion, we have adopted investment approach by taking into account the current rent passing with due allowance for the reversionary potential.

In valuing the property interest in Group II which is held under development by the Group in the PRC, we have valued the property interest on the basis that the property interest will be developed and completed in accordance with the Group’s latest development proposals provided to us. In arriving at our opinion of value, we have valued it by the Direct Comparison Approach by making reference to comparable transactions in the locality and have also taken into account the construction costs expended.

In valuing the property interest in Group III which is held for future development by the Group in the PRC, we have also valued the property interest by Direct Comparison Approach assuming sale of the property interest in existing state with the benefit of vacant possession and by making reference to comparable site transactions as available in the relevant market.

The property interest in Group IV which is leased by the Group in the PRC has no commercial value due to prohibition of assignment or sub-letting or lack of substantial profit rent.

We have relied to a very considerable extent on the information given to us by the Group on the PRC laws in respect of the Group’s interests in the properties. We have accepted advice given to us on such matters as planning approvals or statutory notices, easements, tenure, identification of properties, buildings completion dates, particulars of occupancy, development schemes, construction costs expended, tenancy details, site and floor areas and all other relevant matters.

Dimensions, measurements and areas included in the valuation certificate attached are based on information contained in the documents provided to us and are therefore only approximations. We have had no reason to doubt the truth and accuracy of the information provided to us by the Group which are material to the valuation. We were also advised by the Group that no material facts have been omitted from the information supplied.

We have been provided with extracts of documents relating to the titles of the property interests in the PRC, but no searches have been made in respect of the property interests. We have not searched the original documents to verify ownership or to ascertain any amendment which may not appear on the copies handed to us. We have relied on the advice given by the Group and its legal adviser, Fuzhou Zenith Law Firm, regarding the interests in the properties.

We have inspected the exterior and where possible, the interior of the properties. However, no structural survey has been made, but in the course of our inspection, we did not note any serious defects. We are not able to report that the property is free of rot, infestation or any other structural defects, nor were any tests carried out to any of the services. We have not carried out investigations on site to determine the suitability of the ground conditions and the services etc. for any future development. Our valuations are prepared on the assumption that these aspects are satisfactory and that no extraordinary expenses or delays will be incurred during the development period.

Unless otherwise stated, we have not carried out on-site measurements to verify the site and floor area of the property and we have assumed that the area shown on the documents handed to us are correct.

Unless otherwise stated, all money amounts stated in the valuation certificates are in Hong Kong dollars. The exchange rate adopted in our valuation is HK\$1=RMB1.06 which was the approximate exchange rate prevailing as at the date of valuation. There has been no significant fluctuation in such rate between that date and the date of this letter.

No allowance has been made in our valuations for any charges, mortgages or amounts owing on the property interests nor for any expenses or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the property interests are free from encumbrances, restrictions and outgoings of an onerous nature which could affect its value.

The summary of valuations and the valuation certificates are attached.

Yours faithfully,
for and on behalf of
DTZ Debenham Tie Leung Limited
Andrew K. F. Chan
Registered Professional Surveyor (GP)
MSc., M.R.I.C.S., M.H.K.I.S.
Director

Note: Mr. Andrew K.F. Chan is a registered professional surveyor with about 13 years of experience in the property valuation in the PRC.

SUMMARY OF VALUATION

Property	Capital value in existing state as at 30th September, 2003 HK\$	Interest attributable to the Group %	Capital value in existing state attributable to the Group as at 30th September, 2003 HK\$
Group I — Property interests held by the Group in the PRC			
1. Zijin Building, Lot No. 4-321, Zijinda Road, Shanghang county, Longyan city, Fujian province	37,400,000	100	37,400,000
2. Gold Smeltery, Lot No. 35-82, 19 Qingang Road, Nangang Industrial Development Area, Shanghang county, Longyan city, Fujian province	5,100,000	100	5,100,000
3. The attributable interest of the Group in various properties in Fujian province, Guizhou province, Jilin province and Xinjiang UAR	35,200,000	<i>Note 1</i>	33,700,000
4. An industrial complex, Lot Nos. 34-1 & 34-230, 53 Qingang Road, Nangang Industrial Development Area, Shanghang county, Longyan city, Fujian province	800,000	100	800,000

Note 1: The respective interest attributable to the Group in Property No. 3 is summarized in the relevant valuation certificate.

Property	Capital value in existing state as at 30th September, 2003 HK\$	Interest attributable to the Group %	Capital value in existing state attributable to the Group as at 30th September, 2003 HK\$
5. An industrial complex, Lot No. 17-61, 26 Heping Road and Lot No. 17-212, 110 Jiefang Road, Shanghang county, Longyan city, Fujian province	2,200,000	100	2,200,000
6. An industrial complex, Lot No. 34-61, 8 Shizhen Road/Qingang Road, Shanghang county, Longyan city, Fujian province	1,100,000	100	1,100,000
7. An industrial complex, Lot No. 29-51, 156 Qingang Road, Daqiaotou, Nanmen, Nangang, Shanghang county, Longyan city, Fujian province	900,000	100	900,000
8. Zijin Building, Lot No. 3-197, 472 Beihuan Road/Songyuan Road, Shanghang county, Longyan city, Fujian province	3,700,000	100	3,700,000
9. Power Plant Bashang Village, Jiuxianxiang, Shanghang county, Longyan city, Fujian province	4,100,000	100	4,100,000

Property	Capital value in existing state as at 30th September, 2003 HK\$	Interest attributable to the Group %	Capital value in existing state attributable to the Group as at 30th September, 2003 HK\$
10. An industrial complex, Chunjing Village, Hezuo District, Hunchun city, Jilin province	2,400,000	72.19	1,732,560
		Sub Total:	90,732,560
Group II — Property interest held under development by the Group in the PRC			
11. The proposed Xiamen Zijin Technology Building, Lot No. h102-112 South of Gaoqi International Airport, Xiamen city, Fujian province	24,200,000	86.5	20,933,000
		Sub Total:	20,933,000
Group III — Property interest held for future development by the Group in the PRC			
12. A piece of land at south of Gold Smeltery, 19 Qingang Road, Nangang Industrial Development Area, Shanghang county, Longyan city, Fujian province	2,100,000	100	2,100,000
		Sub Total:	2,100,000

Property	Capital value in existing state as at 30th September, 2003 HK\$	Interest attributable to the Group %	Capital value in existing state attributable to the Group as at 30th September, 2003 HK\$
Group IV — Property interest leased by the Group in the PRC			
13. A staff quarters building at the side of Gold Smeltery, 19 Qingang Road, Nangang Industrial Development Area, Shanghang county, Longyan city, Fujian province	No commercial value	N/A	No commercial value
		Sub Total:	No commercial value
		Grand Total:	<u><u>113,765,560</u></u>

VALUATION CERTIFICATE

Group I — Property interests held by the Group in the PRC

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30th September, 2003
1. Zijin Building, Lot No. 4-321, Zijinda Road, Shanghang county, Longyan city, Fujian province, the PRC	<p>The property comprises Zijin Building which is a 13-storey composite building plus 1 level of car parking basement and a 2-storey plant room erected on a piece of land with a site area of 10,481.80 sq.m. (112,826 sq.ft.).</p> <p>The property was completed in the end of 2002.</p> <p>Levels 1-3 of composite building are devoted as lobby, catering and hotel facilities. Levels 4 to 8 are devoted as 97 guest rooms. Levels 9 to 13 are devoted as self-use office. The composite building has a total gross floor area of 14,256.90 sq.m. (153,461 sq.ft.).</p> <p>The 2-storey plant room has a gross floor area of 277.80 sq.m. (2,990 sq.ft.).</p> <p>The land use rights of the property is granted for a term due to expire on 23rd April, 2066 for commercial/residential use.</p>	<p>The hotel portion of the property is prepared for operation.</p> <p>The office portion of the property is currently owner-occupied as office.</p>	HK\$37,400,000

Notes:

(1) According to Certificate for the Use of State-owned Land 國有土地使用證 No. (2001) 6070:

- | | | |
|-------|---------------|--|
| (i) | Land User | : Fujian Zijin Mining Industry Co., Ltd. (“Fujian Zijin”) 福建紫金礦業股份有限公司 |
| (ii) | Location | : Zijinda Road |
| (iii) | Lot No. | : 4-321 |
| (iv) | Site area | : 10,481.80 sq.m. |
| (v) | Land use term | : Granted for a term due to expire on 23rd April, 2066 |
| (vi) | Use | : Commercial/residential |

(2) According to Building Ownership Certificate 房屋所有權証 (2002) 20407號 :

- (i) Owner : Fujian Zijin
(ii) Location : Zijinda Road
(iii) Gross Floor Area

No. of storey	Gross floor area <i>sq.m.</i>
14 (including basement)	14,256.90
2	<u>277.80</u>
Total	<u><u>14,534.70</u></u>

(3) According to Business License No. 3500001002192 1/1, Fujian Zijin was established with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.

(4) According to the PRC legal opinion by Fuzhou Zenith Law Firm:

- (i) Fujian Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.
- (ii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (2001) 6070. The Land Lot No. 4-321 has been granted for commercial use. The land use term is due to expire on 23rd April, 2066 with a site area of approximately 10,481.80 sq.m.
- (iii) Fujian Zijin has obtained the Building Ownership Certificate No. (2002) 20407, including the buildings as follow:

No. of storey	Gross floor area <i>sq.m.</i>
14 (including basement)	14,256.90
2	<u>277.80</u>
Total	<u><u>14,534.70</u></u>

- (iv) Fujian Zijin has obtained the Certificate for the Use of State-owned Land and is entitled to freely transfer, lease or mortgage the land use rights of the property.

- (5) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:
- (i) Fujian Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
 - (ii) all land premium and costs of urban utilities have been settled in full;
 - (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
 - (iv) the property interest can be disposed of freely to third parties.
- (6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes
Red-line Drawing (site plan)	Yes
Building Ownership Certificate	Yes
Construction Project Planning Permit	Yes
Construction Permit	Yes
Business License	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30th September, 2003
2. Gold Smeltery, Lot No. 35-82, 19 Qingang Road, Nangang Industrial Development Area, Shanghang county, Longyan city, Fujian province, the PRC	<p>The property comprises a 3-storey main industrial building, a 2-storey warehouse, a single storey guard room and two buildings under construction erected on a piece of land with a site area of 19,152.70 sq.m. (206,160 sq.ft.).</p> <p>The buildings were completed in 2000 and 2001 respectively.</p> <p>The main industrial building and the guard room have a total gross floor area of 3,131.59 sq.m. (33,708 sq.ft.). The warehouse has a gross floor area of 567.78 sq.m. (6,112 sq.ft.).</p> <p>Two buildings with a planned total gross floor area of 3,476 sq.m. (37,416 sq.ft.) are under construction and scheduled to be completed in 2004.</p> <p>The land use rights of the property is granted for a term due to expire on 10th May, 2049 for industrial use.</p>	The property is currently owner-occupied for gold smelting.	HK\$5,100,000

Notes:

(1) According to Certificate for the Use of State-owned Land 國有土地使用證 No. (2001) 6071:

(i) Land User	:	Fujian Zijin
(ii) Location	:	Nangang Industrial Development Area
(iii) Lot No.	:	35-82
(iv) Site area	:	19,152.70 sq.m.
(v) Land use term	:	Granted for a term due to expire on 10th May, 2049
(vi) Use	:	Industrial

(2) According to Building Ownership Certificate 房屋所有權證 No. 07446:

(i) Owner	:	Fujian Zijin
(ii) Location	:	Nangang Industrial Development Area
(iii) Gross Floor Area	:	

No. of storey	Gross floor area <i>sq.m.</i>
3	3,105.73
1	25.86
Total	<u>3,131.59</u>

According to Building Ownership Certificate 房屋所有權證 No. (2002) 20384:

- (i) Owner : Fujian Zijin
(ii) Location : Nangang Industrial Development Area
(iii) Gross Floor Area

No. of storey	Gross floor area <i>sq.m.</i>
2	567.78

(3) According to two Construction Project Planning Permit Nos. 2003-014 and 2003-010, two buildings with planned gross floor area of 1,800 sq.m. and 1,676 sq.m. have been approved for warehouse and workshop uses respectively.

(4) According to Business License No. 3500001002192 1/1, Fujian Zijin was established with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.

(5) According to the PRC legal opinion by Fuzhou Zenith Law Firm:

(i) Fujian Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.

(ii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (2001) 6071. The Land Lot No. 35-82 has been granted for industrial use. The land use term is due to expire on 10th May, 2049 with a site area of approximately 19,152.70 sq.m.

(iii) Fujian Zijin has obtained the Building Ownership Certificate Nos. 07446 and (2002) 20384, including the buildings as follow:

No. of storey	Gross floor area <i>sq.m.</i>
3	3,105.73
1	25.86
2	567.78
Total	<u>3,699.37</u>

(iv) Fujian Zijin has obtained the Certificate for the Use of State-owned Land and is entitled to freely transfer, lease or mortgage the land use rights of the property.

- (6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:
- (i) Fujian Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
 - (ii) all land premium and costs of urban utilities have been settled in full;
 - (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
 - (iv) the property interest can be disposed of freely to third parties.
- (7) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes
Red-line Drawing (site plan)	Yes
Building Ownership Certificate	Yes
Construction Project Planning Permit	Yes
Business License	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in
			existing state as at 30th September, 2003
3. The attributable interest of the Group in various properties in Fujian province, Guizhou province, Jilin province and Xinjiang UAR	The properties comprises various land and buildings situated in Fujian, Guizhou, Jilin province and Xinjiang UAR. 90 buildings in Fujian province with a gross floor area of 21,715 sq.m. have been completed from 1994 to 2001 respectively. 33 buildings in Guizhou province and Xinjiang province respectively with gross floor area of 35,383.91 sq.m. are under construction and scheduled to be completed from 2003 to 2004. 90 buildings in Jilin province with gross floor area of 21,995.10 sq.m. have been completed from 1972 to 1999.	The properties are currently owner-occupied for industrial, storage and ancillary purpose.	HK\$35,200,000 (Interest attributable to the Group: HK\$33,700,000 (Note 4)

The site area, gross floor area and land use term of the properties are summarized as follows:

Location	Gross Land		Use Term
	Site Area (sq.m.)	Floor Area (sq.m.)	
Fujian province	991,184.40	21,715.00	To be expired on 20/1/2053
Guizhou province	53,033.36	6,524.42	50 years from 8/7/2003
Jilin province	180,000.00	21,995.10	Not specified
Xinjiang UAR	<u>199,001.32</u>	<u>28,859.49</u>	To be expired in 1/2033
	<u>1,423,219.08</u>	<u>79,094.01</u>	

Notes:

(1) According to 19 Certificates for the Use of State-owned Land (國有土地使用證):

Land User	Location	Nature of Land	Land Use	Total	Land Use Term
				Site Area (sq.m.)	
Fujian Zijin	Caixitong Kang, Jiuxian Xianjingmei Village, Shanghang county, Longyan city, Fujian province	Granted	Mining	991,184.40	To be expired on 20/1/2053
Guizhou Zijin Mining Company Limited ("Guizhou Zijin")	Zhaojiaping Village, Xiaotun Xian, Zhenfeng county, Guizhou province	Granted	Industrial	53,033.36	50 years from 8/7/2003

Land User	Location	Nature of Land	Land Use	Total Site Area (sq.m.)	Land Use Term
Hunchun Zijin Mining Company Limited ("Hunchun Zijin")	Xianxinan Cha, Hunchun city, Jilin province	Allocated	Industrial	180,000.00	Not specified
Xinjiang Ashele Copper Company Limited ("Xinjiang Ashele")	Northwest portion of Qibaer Xian, Habahe county, Ashele, Xinjiang UAR	Granted	Industrial, storage and highway	199,001.32	To be expired in 1/2033
Total				<u>1,423,219.08</u>	

The property held by Hunchun Zijin is an allocated land and we have assigned no commercial value to this piece of land.

- (2) According to 15 Building Ownership Certificates (房屋所有權證), the building ownership of 90 buildings with a gross floor area of 21,715 sq.m. is vested in Fujian Zijin.
- (3) According to the information by the Group, 33 buildings in Guizhou province and Xinjiang UAR are under construction with a planned gross floor area of 35,383.91 sq.m. However, we have not taken into account in our valuation.
- (4) The respective interest attributable to the Group in the property is summarized below:

Property held by	Interest attributable to the Group (%)
Fujian Zijin	100.0
Guizhou Zijin	55.3
Hunchun Zijin	72.2
Xinjiang Ashele	51.0

According to Business License No. 3500001002192 1/1, Fujian Zijin was established with a registered capital of RMB95,000,000. The term of its business license is from 6th September, 2000 to 6th September, 2030.

According to Business License No. 5200001204489, Guizhou Zijin was established with a registered capital of RMB10,000,000. The term of its business license was commenced on 17th December, 2001.

According to Business License No. 2224041001309 1/1, Hunchun Zijin was established with a registered capital of RMB10,000,000. The term of its business license is from 10th January, 2003 to 9th January, 2033.

According to Business License No. 6500001000699, Xinjiang Ashele was established with a registered capital of RMB250,000,000. The term of its business license was commenced on 13th August, 1999.

- (5) According to the PRC legal opinion by Fuzhou Zenith Law Firm:
- (i) Fujian Zijin, Guizhou Zijin, Hunchun Zijin and Xinjiang Ashele are joint stock limited liability companies established in the PRC from 1999 to 2003.
 - (ii) Fujian Zijin, Guizhou Zijin and Xinjiang Ashele have obtained 18 Certificates for the Use of State-owned Land for industrial, storage, mining and highway use. The land use terms have latest expiry date in 2053 with a site area of approximately 1,243,219.08 sq.m.
 - (iii) Fujian Zijin has obtained 15 Building Ownership Certificates of 90 buildings with a total gross floor area of 21,715 sq.m.
 - (iv) Fujian Zijin, Guizhou Zijin and Xinjiang Ashele have obtained the Certificates for the Use of State-owned Land and are entitled to freely transfer, lease or mortgage the land use rights of the properties.
- (6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:
- (i) Fujian Zijin, Guizhi Zijin, and Xinjiang Ashele are in possession of proper legal titles to the properties and are entitled to transfer the property interests in their existing state and condition for respective residual term of their land use rights at no extra land premium or other onerous payment payable to the government;
 - (ii) all land premium and costs of urban utilities have been settled in full;
 - (iii) the design and construction of the properties as set out in this valuation certificate are in compliance with the local planning regulations; and
 - (iv) the property interests can be disposed of freely to third parties.
- (7) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes (Part)
Red-line Drawing (site plan)	Yes
Building Ownership Certificate	Yes (Part)
Construction Project Planning Permit	Yes (Part)
Business License	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30th September, 2003
4. An industrial complex, Lot Nos. 34-1 & 34-230, 53 Qingang Road, Nangang Industrial Development Area, Shanghang county, Longyan city, Fujian province, the PRC	<p>The property comprises an industrial complex with 5 buildings erected on 2 pieces of contiguous land with a total site area of 4,676.70 sq.m. (50,340 sq.ft.).</p> <p>The buildings were completed in 1990-1993 respectively.</p> <p>The property has a total gross floor area of 1,562.23 sq.m. (16,816 sq.ft.).</p> <p>The land use rights of the property is granted for respective terms due to expire on 28th October, 2049 and 30th April, 2050 for industrial use.</p>	The property is currently owner-occupied as workshop and warehouse.	HK\$800,000

Notes:

(1) According to Certificate for the Use of State-owned Land 國有土地使用證 No. (2001) 6067:

- (i) Land User : Fujian Zijin
- (ii) Location : Qingang Road
- (iii) Lot No. : 34-1
- (iv) Site area : 1,532.70 sq.m.
- (v) Land use term : Granted for a term due to expire on 30th April, 2050
- (vi) Use : Industrial

According to the Certificate for the Use of State-owned Land 國有土地使用證 No. (2001) 6069:

- (i) Land User : Fujian Zijin
- (ii) Location : Nangang
- (iii) Lot No. : 34-230
- (iv) Site area : 3,144 sq.m.
- (v) Land use term : Granted for a term due to expire on 28th October, 2049
- (vi) Use : Industrial

(2) According to Building Ownership Certificate 房屋所有權證 No. 07450:

- (i) Owner : Fujian Zijin
(ii) Location : Qingang Road
(iii) Gross Floor Area

No. of storey	Gross floor area <i>sq.m.</i>
1	246.11
1	17.76
1	26.10
1	472.14
3	800.12
	<hr/>
Total	<u><u>1,562.23</u></u>

(3) According to Business License No. 3500001002192 1/1, Fujian Zijin was established with a registered capital of RMB95,000,000. The term of its business license is from 6th September, 2000 to 6th September, 2030.

(4) According to the PRC legal opinion by Fuzhou Zenith Law Firm:

- (i) Fujian Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.
- (ii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (2001) 6069. The Land Lot No. 34-230 has been granted for industrial use. The land use term is due to expire on 28th October, 2049 with a site area of approximately 3,144 sq.m.

Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (2001) 6067. The Land Lot No. 34-1 has been granted for industrial use. The land use term is due to expire on 30th April, 2050 with a site area of approximately 1,532.70 sq.m.

(iii) Fujian Zijin has obtained the Building Ownership Certificate No. 07450, including the buildings as follow:

No. of storey	Gross floor area <i>sq.m.</i>
1	246.11
1	17.76
1	26.10
1	472.14
3	800.12
	<hr/>
Total	<u><u>1,562.23</u></u>

(iv) Fujian Zijin has obtained the Certificate for the Use of State-owned Land and is entitled to freely transfer, lease or mortgage the land use rights of the property.

- (5) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:
- (i) Fujian Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
 - (ii) all land premium and costs of urban utilities have been settled in full;
 - (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
 - (iv) the property interest can be disposed of freely to third parties.
- (6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes
Red-line Drawing (site plan)	Yes
Building Ownership certificate	Yes
Business License	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30th September, 2003
5. An industrial complex, Lot No. 17-61, 26 Heping Road and Lot No. 17-212, 110 Jiefang Road, Shanghang county, Longyan city, Fujian province, the PRC	<p>The property comprises an industrial complex with 4 buildings erected on 2 plots of land with a total site area of 5,697.1 sq.m. (61,324 sq.ft.).</p> <p>The buildings were completed in 1986 and 1997 respectively.</p> <p>The property has a total gross floor area of 4,388.12 sq.m. (47,234 sq.ft.).</p> <p>The land use rights of the property is granted for a term due to expire on 30th April, 2050 for industrial use.</p>	The property is currently owner-occupied as workshop and warehouse.	HK\$2,200,000

Notes:

(1) According to Certificate for the Use of State-owned Land 國有土地使用證 No. (2001) 6065:

- (i) Land User : Fujian Zijin
- (ii) Location : Heping Road
- (iii) Lot No. : 17-61
- (iv) Site area : 6,549.10 sq.m. (portion of the land with a site area of 1,100.10 sq.m. has been devoted as Fund Raising Building 集資房 for the staffs. In the course of our valuation, we have excluded such 1,100.10 sq.m. land in our valuation.)
- (v) Land use term : Granted for a term due to expire on 30th April, 2050
- (vi) Use : Industrial

According to Certificate for the Use of State-owned Land 國有土地使用證 No. (2001) 6066:

- (i) Land User : Fujian Zijin
- (ii) Location : 110 Jiefang Road
- (iii) Lot No. : 17-212
- (iv) Site area : 248.10 sq.m.
- (v) Land use term : Granted for a term of due to expire on 30th April, 2050
- (vi) Use : Warehouse

(2) According to Building Ownership Certificate 房屋所有權證 No. 07448:

- (i) Owner : Fujian Zijin
(ii) Location : 26 Heping Road
(iii) Gross Floor Area

No. of storey	Gross floor area <i>sq.m.</i>
3	233.60
3	2,135.95
4	1,405.25
3	<u>613.32</u>
Total	<u><u>4,388.12</u></u>

(3) According to Business License No. 3500001002192 1/1, Fujian Zijin was established with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.

(4) According to the PRC legal opinion by Fuzhou Zenith Law Firm:

- (i) Fujian Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.
- (ii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (2001) 6065. The Land Lot No. 17-61 has been granted for industrial use. The land use term is due to expire on 30th April, 2050 with a site area of approximately 6,549.10 sq.m.
- (iii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (2001) 6066. The Land Lot No. 17-212 has been granted for warehouse use. The land use term is due to expire on 30th April, 2050 with a site area of approximately 248.10 sq.m.
- (iv) Fujian Zijin has obtained the Building Ownership Certificate No. 07448, including the buildings as follow:

No. of storey	Gross floor area <i>sq.m.</i>
3	233.60
3	2,135.95
4	1,405.25
3	<u>613.32</u>
Total	<u><u>4,388.12</u></u>

- (v) Fujian Zijin has obtained the Certificate for the Use of State-owned Land and is entitled to freely transfer, lease or mortgage the land use rights of the property.

- (5) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:
- (i) Fujian Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
 - (ii) all land premium and costs of urban utilities have been settled in full;
 - (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
 - (iv) the property interest can be disposed of freely to third parties.
- (6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes
Red-line Drawing (site plan)	Yes
Building Ownership certificate	Yes
Business License	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in
			existing state as at 30th September, 2003
6. An industrial complex, Lot No. 34-61, 8 Shizhen Road/ Qingang Road, Shanghang county, Longyan city, Fujian province, the PRC	<p>The property comprises an industrial complex with 2 buildings erected on a piece of land with a site area of 7,468.50 sq.m. (80,391 sq.ft.).</p> <p>The buildings were completed in 1989.</p> <p>The property has a total gross floor area of 1,012.44 sq.m. (10,898 sq.ft.).</p> <p>The land use rights of the property is granted for a term due to expire on 30th April, 2050 for industrial use.</p>	The property is currently owner-occupied as workshop.	HK\$1,100,000

Notes:

(1) According to Certificate for the Use of State-owned Land 國有土地使用證 No. (2001) 6068:

(i)	Land User	:	Fujian Zijin
(ii)	Location	:	Chengnan
(iii)	Lot No.	:	34-61
(iv)	Site area	:	7,468.50 sq.m.
(v)	Land use term	:	Granted for a term due to expire on 30th April, 2050
(vi)	Use	:	Industrial

(2) According to Building Ownership Certificate 房屋所有權證 No. 07449:

(i)	Owner	:	Fujian Zijin
(ii)	Location	:	Qingang Road, Nangang
(iii)	Gross Floor Area	:	

No. of storey	Gross floor area sq.m.
2	187.30
1	825.14
Total	<u>1,012.44</u>

(3) According to Business License No. 3500001002192 1/1, Fujian Zijin was established with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.

(4) According to the PRC legal opinion by Fuzhou Zenith Law Firm:

- (i) Fujian Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.
- (ii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (2001) 6068. The Land Lot No. 34-61 has been granted for industrial use. The land use term is due to expire on 30th April, 2050 with a site area of approximately 7,468.50 sq.m.
- (iii) Fujian Zijin has obtained the Building Ownership Certificate No. 07449, including the buildings as follow:

No. of storey	Gross floor area <i>sq.m.</i>
2	187.30
1	825.14
Total	<u>1,012.44</u>

- (iv) Fujian Zijin has obtained the Certificate for the Use of State-owned Land and is entitled to freely transfer, lease or mortgage the land use rights of the property.

(5) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:

- (i) Fujian Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
- (ii) all land premium and costs of urban utilities have been settled in full;
- (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
- (iv) the property interest can be disposed of freely to third parties.

(6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes
Red-line Drawing (site plan)	Yes
Building Ownership certificate	Yes
Business License	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30th September, 2003
7. An industrial complex, Lot No. 29-51, 156 Qingang Road, Daqiaotou, Nanmen, Nangang, Shanghang county, Longyan city, Fujian province, the PRC	The property comprises an industrial complex with 7 buildings erected on a piece of land with a site area of 5,287.40 sq.m. (56,914 sq.ft.). The buildings were completed in 1979 to 1990 respectively. The property has a total gross floor area of 2,341.18 sq.m. (25,200 sq.ft.). The land use rights of the property is granted for a term due to expire on 30th April, 2050 for industrial use.	The property is currently owner-occupied as workshop and warehouse.	HK\$900,000

Notes:

(1) According to Certificate for the Use of State-owned Land 國有土地使用證 No. (2000) 6064:

- | | | | |
|-------|---------------|---|--|
| (i) | Land User | : | Fujian Zijin |
| (ii) | Location | : | Daqiaotou, Nangang |
| (iii) | Lot No. | : | 29-51 |
| (iv) | Site area | : | 5,287.40 sq.m. |
| (v) | Land use term | : | Granted for a term due to expire on 30th April, 2050 |
| (vi) | Use | : | Industrial |

(2) According to Building Ownership Certificate 房屋所有權證 No. 07444:

- | | | | |
|-------|------------------|---|----------------------------|
| (i) | Owner | : | Fujian Zijin |
| (ii) | Location | : | Daqiaotou, Nanmen, Nangang |
| (iii) | Gross Floor Area | : | |

No. of storey	Gross floor area <i>sq.m.</i>
1	43.47
3	456.54
1	25.27
1	905.13
1	32.96
1	551.91
1	325.90
Total	<u>2,341.18</u>

(3) According to Business License No. 3500001002192 1/1, Fujian Zijin was established with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.

(4) According to the PRC legal opinion:

- (i) Fujian Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.
- (ii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (2000) 6064. The Land Lot No. 29-51 has been granted for industrial use. The land use term is due to expire on 30th April, 2050 with a site area of approximately 5,287.40 sq.m.
- (iii) Fujian Zijin has obtained the Building Ownership Certificate No. 07444, including the buildings as follow:

No. of storey	Gross floor area <i>sq.m.</i>
1	43.47
3	456.54
1	25.27
1	905.13
1	32.96
1	551.91
1	<u>325.90</u>
Total	<u><u>2,341.18</u></u>

- (iv) Fujian Zijin has obtained the Certificate for the Use of State-owned Land and is entitled to freely transfer, lease or mortgage the land use rights of the property.

(5) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:

- (i) Fujian Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
- (ii) all land premium and costs of urban utilities have been settled in full;
- (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
- (iv) the property interest can be disposed of freely to third parties.

(6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes
Red-line Drawing (site plan)	Yes
Building Ownership certificate	Yes
Business License	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30th September, 2003
8. Zijin Building, Lot No. 3-197, 472 Beihuan Road/ Songyuan Road, Shanghang county, Longyan city, Fujian province, the PRC	<p>The property comprises a 3-storey commercial building and a single storey garage erected on a piece of land with a site area of 685.10 sq.m. (7,374 sq.ft.).</p> <p>The building was completed in 1995.</p> <p>The property has a total gross floor area of 1,460.65 sq.m. (15,722 sq.ft.).</p> <p>The land use rights of the property is granted for a term due to expire on 15th November, 2035 for shop use.</p>	<p>Level 1 of the building with a gross floor area of 463.89 sq.m. (4,993 sq.ft.) is leased to various tenants at a monthly rental of RMB4,650, exclusive of management fees and utilities with latest expiry date on 31st December, 2003.</p> <p>Level 2 and 3 is currently vacant.</p>	HK\$3,700,000

Notes:

(1) According to Certificate for the Use of State-owned Land 國有土地使用證 No. (1995) 4015:

- (i) Land User : Fujian Zijin
- (ii) Location : 472 Beihuan Road
- (iii) Lot No. : 3-197
- (iv) Site area : 685.10 sq.m.
- (v) Land use term : Granted for a term due to expire on 15th November, 2035
- (vi) Use : Shop

(2) According to Building Ownership Certificate 房屋所有權證 No. 05249:

- (i) Owner : Fujian Zijin
- (ii) Location : 472 Beihuan Road
- (iii) Gross Floor Area : 1,391.67 sq.m.

According to Building Ownership Certificate 房屋所有權證 No. 05250:

- (i) Owner : Fujian Zijin
- (ii) Location : Songyuan Road
- (iii) Gross Floor Area : 68.98 sq.m.

(3) According to Business License No. 3500001002192 1/1, Fujian Zijin was established with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.

(4) According to the PRC legal opinion by Fuzhou Zenith Law Firm:

- (i) Fujian Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.
- (ii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (1995) 4015. The Land Lot No. 3-197 has been granted for shop use. The land use term is due to expire on 15th November, 2035 with a site area of approximately 685.10 sq.m.
- (iii) Fujian Zijin has obtained the Building Ownership Certificate Nos. 05249 and 05250, including the buildings as follow:

No. of storey	Gross floor area <i>sq.m.</i>
3	1,391.67
1	68.98
Total	<u>1,460.65</u>

- (iv) Fujian Zijin has obtained the Certificate for the Use of State-owned Land and is entitled to freely transfer, lease or mortgage the land use rights of the property.

(5) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:

- (i) Fujian Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
- (ii) all land premium and costs of urban utilities have been settled in full;
- (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
- (iv) the property interest can be disposed of freely to third parties.

(6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes
Red-line Drawing (site plan)	Yes
Building Ownership certificate	Yes
Business License	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30th September, 2003
9. Power Plant Bashang Village, Jiuxianxiang, Shanghang county, Longyan city, Fujian province, the PRC	The property comprises a 3-storey plus a basement industrial building and a 3-storey composite building erected on a piece of land with a site area of 17,456.30 sq.m. (187,900 sq.ft.). The buildings were completed in 1999. The property has a total gross floor area of 2,525.13 sq.m. (27,180 sq.ft.). The land use rights of the property is granted for a term due to expire on 20th January, 2053 for water works construction uses.	The property is currently owner-occupied as power plant, ancillary office and staff quarters.	HK\$4,100,000

Notes:

(1) According to Certificate for the Use of State-owned Land 國有土地使用證 No. (2003) 7695:

- | | | |
|-------------------|---|--|
| (i) Land User | : | Fujian Zijin |
| (ii) Location | : | Bashang Village |
| (iii) Lot No. | : | O-D-6 |
| (iv) Site area | : | 17,456.30 sq.m. |
| (v) Land use term | : | Granted for a term due to expire on 20th January, 2053 |
| (vi) Use | : | Water works construction |

(2) According to Building Ownership Certificate 房屋所有權證 Nos. 07454 & 07455:

- | | | |
|------------------------|---|-------------------------------|
| (i) Owner | : | Fujian Zijin |
| (ii) Location | : | Bashang Village, Jiuxianxiang |
| (iii) Gross Floor Area | : | |

Certificate No.	No. of storey	Gross floor area <i>sq.m.</i>
07454	3	807.97
07455	3 plus basement	<u>1,717.16</u>
	Total	<u><u>2,525.13</u></u>

(3) According to Business License No. 3500001002192 1/1, Fujian Zijin was established with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.

(4) According to the PRC legal opinion by Fuzhou Zenith Law Firm:

- (i) Fujian Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.
- (ii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (2003) 7695. The Land Lot No. O-D-6 has been granted for water works construction use. The land use term is due to expire on 20th January, 2053 with a site area of approximately 17,456.30 sq.m.
- (iii) Fujian Zijin has obtained the Building Ownership Certificate Nos. 7454 and 7455, including the buildings as follow:

No. of storey	Gross floor area <i>sq.m.</i>
3	807.97
3 plus basement	<u>1,717.16</u>
Total	<u><u>2,525.13</u></u>

- (iv) Fujian Zijin has obtained the Certificate for the use of State-owned Land and is entitled to freely transfer, lease or mortgage the land use rights of the property.

(5) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:

- (i) Fujian Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
- (ii) all land premium and costs of urban utilities have been settled in full;
- (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
- (iv) the property interest can be disposed of freely to third parties.

(6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes
Red-line Drawing (site plan)	Yes
Building Ownership certificate	Yes
Business License	Yes

			Capital value in existing state as at 30th September, 2003
Property	Description and tenure	Particulars of occupancy	
10. An industrial complex, Chunjing Village, Hezuo District, Hunchun city, Jilin province	The property comprises an industrial complex with 4 buildings erected on a piece of land with a site area of 22,000 sq.m. (236,808 sq.ft.). The buildings were completed in 1990's. The property has a total gross floor area of 2,415.55 sq.m. (26,001 sq.ft.). The land use rights of the property is granted for a term due to expire on 3rd April, 2043 for industrial use.	The property is currently owner-occupied as workshop and warehouse.	HK\$2,400,000 (72.19% interest attributable to the Group: HK\$1,732,560)

Notes:

(1) According to Certificate for the Use of State-owned Land 國有土地使用證 No. (2003) 011:

(i) Land User	:	Hunchun Zijin Mining Company Limited 琿春紫金礦業有限公司 (“Hunchun Zijin”)
(ii) Location	:	Chunjing Village, Hezuo District
(iii) Lot No.	:	93/2/16-110
(iv) Site area	:	22,000 sq.m.
(v) Land use term	:	Granted for a term due to expire on 3rd April, 2043
(vi) Use	:	Industrial

(2) According to 4 Building Ownership Certificate 房屋所有權證 Nos. 00405 to 00408:

(i) Owner	:	Hunchun Zijin
(ii) Location	:	Chunjing Village, Hezuo District
(iii) Gross Floor Area		

No. of storey	Gross floor area sq.m.
1	153.00
1	1,737.55
1	119.20
1	405.80
Total	<u>2,415.55</u>

(3) According to Business License No. 2224041001309 1/1, Hunchun Zijin was established with a registered capital of RMB10,000,000. The term of its business licence is from 10th January, 2003 to 9th January, 2033.

(4) According to the PRC legal opinion by Fuzhou Zenith Law Firm:

- (i) Hunchun Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB10,000,000. The term of its business licence is from 10th January, 2003 to 9th January, 2033.
- (ii) Hunchun Zijin has obtained the Certificate for the Use of State-owned Land No. (2003) 011. The Land Lot No. 93/2/16-110 has been granted for industrial use. The land use term is due to expire on 3rd April, 2043 with a site area of approximately 22,000 sq.m.
- (iii) Hunchun Zijin has obtained 4 Building Ownership Certificate Nos. 00405 to 00408, including the buildings as follow:

No. of storey	Gross floor area <i>sq.m.</i>
1	153.00
1	1,737.55
1	119.20
1	<u>405.80</u>
Total	<u><u>2,415.55</u></u>

- (iv) Hunchun Zijin has obtained the Certificate for the Use of State-owned Land and is entitled to freely transfer, lease or mortgage the land use rights of the property.

(5) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:

- (i) Hunchun Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
- (ii) all land premium and costs of urban utilities have been settled in full;
- (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
- (iv) the property interest can be disposed of freely to third parties.

(6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes
Red-line Drawing (site plan)	Yes
Building Ownership certificate	Yes
Business License	Yes

Group II — Property interest held under development by the Group in the PRC

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 30th September, 2003
11. The proposed Xiamen Zijin Technology Building, Lot No. h102-112 South of Gaoqi International Airport, Xiamen city, Fujian province, the PRC	<p>The property comprises piece of land with a site area of 6,869.10 sq.m. (73,939 sq.ft.).</p> <p>A 8-storey plus a basement composite building and a 2-storey ancillary building are planned to be developed on the land and are scheduled for completion in 2003.</p> <p>The property has a planned total gross floor area of 10,376.73 sq.m. (111,695 sq.ft.).</p> <p>The land use rights of the property is granted for a term from 27th November, 2001 to 26th November, 2051 for industrial use.</p>	The property is currently a construction site with construction works in progress.	HK\$24,200,000 (86.5% interest attributable to the Group: HK\$20,933,000)

Notes:

- (1) According to Land and Building Ownership Certificate 土地房屋權證 No. 00000773:
- (i) Owner : Xiamen Zijin Science and Technology Company Limited (“Xiamen Zijin”) 廈門紫金科技股份有限公司
 - (ii) Location : South of Gaoqi International Airport
 - (iii) Lot No. : h102-112
 - (iv) Site area : 6,869.10 sq.m.
 - (v) Land use term : Granted for a term from 27th November, 2001 to 26th November, 2051
 - (vi) Use : Industrial
- (2) According to Contract for Grant of Land Use Rights 國有土地使用權有償出讓合同書 No. (2002) 001:
- (i) Grantor : Xiamen Land and Real Estate Administration Bureau 廈門市土地房產管理局
 - (ii) Grantee : Xiamen Zijin
 - (iii) Location : South of Gaoqi International Airport
 - (iv) Site area : 6,869.006 sq.m.
 - (v) Land premium : RMB5,220,444.56
 - (vi) Plot ratio : Not exceeding 1.42
 - (vii) Gross Floor Area : Not exceeding 10,850 sq.m. (9,780 sq.m. above ground and 1,070 sq.m. basement)
- (3) According to Construction Project Planning Permit 建設工程規劃許可證 No. (2002) 0059, the project complied with the urban planning requirement and was allowed for construction on the land with a construction scale of 10,376.73 sq.m.
- (4) According to Construction Permit 建築工程施工許可證 No. 350200200206/00301, the project was allowed for construction with a construction scale of 10,376.73 sq.m.

- (5) According to Business License No. 3502001006485, Xiamen Zijin was established with a registered capital of RMB15,000,000. The term of its business licence is from 9th March, 2001 to 8th March, 2031.
- (6) According to the information of the Group, the expended construction costs as at 30th September, 2003 was approximately RMB20,368,297. The estimated outstanding construction cost to complete the development is approximately RMB4,366,716. We have taken into account said construction costs.
- (7) According to the PRC legal opinion by Fuzhou Zenith Law Firm:
- (i) Xiamen Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB15,000,000. The term of its business licence is from 9th March, 2001 to 8th March, 2031.
 - (ii) Xiamen Zijin has obtained the Land and Building Ownership Certificate No. 00000773. The Land Lot No. h102-112 has been granted for industrial use. The land use term is due to expire on 26th November, 2051 with a site area of approximately 6,869.10 sq.m.
 - (iii) Xiamen Zijin has obtained the Construction Project Planning Permit No.(2002)0059. The project complied with the urban planning requirement and was allowed for construction on the land with a construction scale of 10,376.73 sq.m.
 - (iv) Xiamen Zijin has obtained the Land and Building Ownership Certificate and is entitled to freely transfer, lease or mortgage the land use rights of the property.
- (8) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:
- (i) Xiamen Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
 - (ii) all land premium and costs of urban utilities have been settled in full;
 - (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
 - (iv) the property interest can be disposed of freely to third parties.
- (9) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:
- | | |
|---|-----|
| Land and Building Ownership Certificate | Yes |
| Red-line Drawing (site plan) | Yes |
| Contract for Grant of Land Use Rights | Yes |
| Construction Project Planning Permit | Yes |
| Construction Permit | Yes |
| Business License | Yes |

Group III — Property interest held for future development by the Group in the PRC

			Capital value in existing state as at 30th September, 2003
Property	Description and tenure	Particulars of occupancy	
12.	A piece of land at south of Gold Smeltery, 19 Qingang Road, Nangang Industrial Development Area, Shanghang county, Longyan city, Fujian province, the PRC	The property comprises a piece of land with a site area of 18,609 sq.m. (200,307 sq.ft.). The land use rights of the property is granted for a term due to expire on 9th June, 2052 for industrial use.	The property is currently a vacant land. HK\$2,100,000

Notes:

(1) According to Certificate for the Use of State-owned Land 國有土地使用證 No. (2003) 8074:

- (i) Land User : Fujian Zijin
- (ii) Location : Nangang Industrial Development Area
- (iii) Lot No. : 35-96
- (iv) Site area : 18,609 sq.m.
- (v) Land use term : Granted for a term due to expire on 9th June, 2052
- (vi) Use : Industrial

(2) According to 2 Agreements dated 1st March, 2002 and February 2002:

- (i) Party A : Shanghang County Nangang Industrial Development Area Administration Committee 上杭縣南崗工業開發區管理委員會
- Party B : Fujian Zijin Mining Industry Co., Ltd. 福建紫金礦業股份有限公司
- (ii) Party A agreed to grant the land to Party B. After the construction is completed, Party B should enter into Contract for Grant of Land Use Rights 國有土地使用權出讓合同書 with the relevant land administration office.
- (iii) Location : South of Gold Smeltery
- (iv) Total site area : 19,031.14 sq.m.
- (v) Total land price and other costs : RMB996,557

(3) According to Business License No. 3500001002192 1/1, Fujian Zijin was established with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.

- (4) According to the PRC legal opinion by Fuzhou Zenith Law Firm:
- (i) Fujian Zijin is a joint stock limited liability company established in the PRC with a registered capital of RMB95,000,000. The term of its business licence is from 6th September, 2000 to 6th September, 2030.
 - (ii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land No. (2003)8074. The Land Lot No. 35-96 has been granted for industrial use. The land use term is due to expire on 9th June, 2052 with a site area of approximately 18,609 sq.m.
 - (iii) Fujian Zijin has obtained the Certificate for the Use of State-owned Land and is entitled to freely transfer, lease or mortgage the land use rights of the property.
- (5) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, we have prepared our valuation on the following assumptions:
- (i) Fujian Zijin is in possession of a proper legal title to the property and is entitled to transfer the property interest in its existing state and condition for residual term of its land use rights at no extra land premium or other onerous payment payable to the government;
 - (ii) all land premium and costs of urban utilities have been settled in full;
 - (iii) the design and construction of the property as set out in this valuation certificate is in compliance with the local planning regulations; and
 - (iv) the property interest can be disposed of freely to third parties.
- (6) Based on the PRC legal opinion by Fuzhou Zenith Law Firm and the information provided by the Group, the status of title and grant of major approvals and licenses are as follows:

Certificate for the Use of State-owned Land	Yes
Red-line Drawing (site plan)	Yes
Contract for Grant of Land Use Rights Agreement	No
Business License	Yes

Group IV — Property interest leased by the Group in the PRC

Property	Description and tenancy detail	Capital value in existing state as at 30th September, 2003
13. A staff quarters building at the side of Gold Smeltery, 19 Qingang Road, Nangang Industrial Development Area, Shanghang county, Longyan city, Fujian province the PRC	<p>The property comprises a 5-storey staff quarters building completed in 1990's.</p> <p>The property has a gross floor area of 1,050 sq.m. (11,302 sq.ft.).</p> <p>The property is currently leased to the Group for a term of 4 years from 15th June, 2000 to 14th June, 2004 at a total annual rent of RMB31,000.</p>	No commercial value