

The following is the text of a letter, summary of values and valuation certificates, prepared for inclusion in this Prospectus, received by our Directors from American Appraisal China Limited, an independent valuer, in connection with their valuations of March 31, 2004 of our property interests.



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June 7, 2004

The Directors
Tencent Holdings Limited
5th to 10th Floor
FIYTA Hi-Tech Building
Gaoxinnanyi Avenue
Southern District of Hi-Tech Park
Shenzhen 518057
PRC

Dear Sirs,

In accordance with the instructions by Tencent Holdings Limited (the “Company”) and its subsidiaries (hereinafter together referred to as the “Group”) to value all the property interests held by members of the Group 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 you with our opinion of the value of such property interests as at March 31, 2004 (the “Valuation Date”).

BASIS OF VALUATION

Our valuation of the property is our opinion of open market value which we would define as intended to mean “the best price at which the sale of an interest in a property might reasonably be expected to have been completed unconditionally for cash consideration on the date of valuation assuming:

- i) a willing seller;
- ii) that, prior to the date of valuation, there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of price and terms and for the completion of the sale;
- iii) that the state of the market, level of values and other circumstances were, on any earlier assumed date of exchange of contracts, the same as on the valuation date;

- iv) that no account is taken of any additional bid by a purchaser with a special interest; and
- v) that both parties to the transaction had acted knowledgeably, prudently and without compulsion.”

VALUATION METHODOLOGY

Based on this open market approach, the property interests rented and occupied by the Group are considered to have no commercial value either because of their non-assignability in the open market or there are prohibitions against subletting and/or assignment contained in the lease and/or tenancy agreement or the lack of substantial profit rent.

ASSUMPTIONS

Our valuations have been made on the assumption that the owners sell the property interests on the open market without the benefit of any deferred term contracts, leasebacks, joint ventures, management agreements or any similar arrangements which could serve to increase the value of such property interests. In addition, no forced sale situation in any manner is assumed in our valuations. We have also assumed that the property interests are disposable and transferable in the open market for the whole of the respective unexpired terms as granted without any fees or charge incurred unless otherwise stated.

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

We have assumed that all consents, approvals and licences from relevant government authorities for the buildings and structures erected or to be erected thereon have been granted. Also, we have assumed that unless otherwise stated, all buildings and structures erected on the site are held by the owners or permitted to be occupied by the owner.

It is assumed that all applicable zoning, land use regulations and other restrictions have been complied with unless a non-conformity has been stated, defined and considered in the valuation certificate. Further, it is assumed that the utilization of the land and improvements is within the boundaries of the property interests described and that no encroachment or trespass exists unless noted in the valuation certificate.

TITLESHIP AND LEASEHOLD INTERESTS INVESTIGATION

We have been provided with extracts of documents in relation to the title of the property interests and all lease agreements entered into Group. However, we have not scrutinized the original documents to verify ownership or to verify any amendments which may not appear on the copies handed to us. We have relied to a considerable extent on the information provided by the Group.

All legal documents disclosed in this letter and valuation certificate are for reference only and no responsibility is assumed for any legal matters concerning the legal title to the property interests set out in this letter and valuation certificate.

We have relied upon the legal opinion given by Zhong Lun Law Firm in relation to the legal title to the property interests and the legality of the leasehold interests held by the Group in the PRC.

LIMITING CONDITIONS

We have relied to a considerable extent on the information provided by the Group and have accepted advice given to us by the Group on such matters as statutory notices, easements, tenure, occupancy, site and floor areas and all other relevant matters. Dimensions and areas included in the valuation certificate are based on information contained in the documents provided to us and are only approximations.

We have no reason to doubt the truth and accuracy of the information as provided to us by the Group. We were also advised by the Group that no material facts have been omitted from the information so supplied. We consider we have been provided with sufficient information to reach an informed view.

We have inspected the exterior and, where possible, the interior of the property interests included in the attached valuation certificate. However, no structural survey has been made and we are therefore unable to report as to whether the property interests are or are not free of rot, infestation or any other structural defects. No tests were carried out on any of the services. In the course of our inspection, we did not notice any serious defects.

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

REMARKS

In our valuation, we have complied with all the requirements contained in The Valuation of Property Assets — Guidance Note published by The Hong Kong Institute of Surveyors.

We enclose herewith the summary of valuations and the valuation certificate.

Yours faithfully,
For and on behalf of
AMERICAN APPRAISAL CHINA LIMITED

Calvin K. C. Chan
MRICS, MHKIS, RPS (GP)
Assistant Vice President

Note: Calvin K. C. Chan, who is a Chartered Valuation Surveyor and Registered Professional Surveyor, has over 10 years of experience in valuation of properties in Hong Kong and the PRC.

SUMMARY OF VALUATION

Property Interests Rented and Occupied by the Group in the PRC

| <u>Property</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|---|
| 1. 3/F, East Block 2 SEG Park Futian District Shenzhen The PRC | No commercial value |
| 2. Unit B on 3/F Block 2, SEG Park Futian District Shenzhen The PRC | No commercial value |
| 3. 4/F Block 2, SEG Park Futian District Shenzhen The PRC | No commercial value |
| 4. Units A505 and B505 on 5/F Block 2, SEG Park Huaqiang Bei Road Futian District Shenzhen The PRC | No commercial value |
| 5. Units A503 and B503 on 5/F Block 2, SEG Park Huaqiang Bei Road Futian District Shenzhen The PRC | No commercial value |
| 6. Unit B506 on 5/F East Block 2, SEG Park Huaqiang Bei Road Futian District Shenzhen The PRC | No commercial value |
| 7. Units 619, 620 and 622 on 6/F East Block 2, SEG Park Futian District Shenzhen The PRC | No commercial value |
| 8. Unit 303 on 3/F West Block 2, SEG Park Huaqiang Bei Road Futian District Shenzhen The PRC | No commercial value |

SUMMARY OF VALUATION

| <u>Property</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|---|
| 9. Units 2C511, on 5/F East 2 Block SEG Park Zhenxing Road Futian District Shenzhen The PRC | No commercial value |
| 10. 5/F to 10/F FIYTA Hi-Tech Building Gaoxinnanyi Avenue Southern District of Hi-Tech Park Nanshan District Shenzhen The PRC | No commercial value |
| 11. Unit 9-12 on 38/F Shanghai Information Tower 211 Shijie Main Road Pudong New District Shanghai The PRC | No commercial value |
| 12. West Portion on 39/F Shanghai Information Tower 211 Shijie Main Road Pudong New District Shanghai The PRC | No commercial value |
| 13. Units 515 to 518 on 5/F Canway Building 66 Nanlishi Road Beijing The PRC | No commercial value |
| 14. Unit 519 on 5/F Canway Building 66 Nanlishi Road Beijing The PRC | No commercial value |
| 15. Units 614 to 616 on 6/F Canway Building 66 Nanlishi Road Beijing The PRC | No commercial value |

SUMMARY OF VALUATION

| <u>Property</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|---|
| 16. Room No. 1906 on 19/F Dongfang Building Shi Jia Zhuang Zhongshan Dong Road Hebei Province The PRC | No commercial value |
| 17. Unit 3708 on 32/F Wuhan World Trade Tower 686 Jiefang Main Road Wuhan City Hubei Province The PRC | No commercial value |
| 18. Unit 1003 on 10/F Soke Building 218 Dongming Road Zhengzhou City Henan Province The PRC | No commercial value |
| 19. Rooms 16 & 17 on 21/F Jinxu Zhonghuan Building Wuyi Road Changsha City Hunan Province The PRC | No commercial value |
| 20. Unit 11 on 17/F East Tower Huaxin Building 2 Shuiyin Road Dongshan District Guangzhou City Guangdong Province The PRC | No commercial value |
| 21. Unit 305 on 3/F West Block 2 SEG Park Huaqiang Bei Road Futian District Shenzhen The PRC | No commercial value |
| 22. Unit B3 on 10/F Nanfeng Building 85 Minzu Main Road Nanling City Guangxi Province The PRC | No commercial value |

SUMMARY OF VALUATION

| <u>Property</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|--|---|
| 23. Unit 11 on 16/F Daxiyang Guoji Building 2 Keyuan Yi Road Gaoxin District Chongqing The PRC | No commercial value |
| 24. Unit D3 on 21/F Yanguang A Ban Renmin Middle Road Kunming City Yunnan Province The PRC | No commercial value |
| 25. Unit 810 on 8/F Jinyuan Building 8 Taoyuan Main Street Nanchang City Jiangxi Province The PRC | No commercial value |
| 26. Unit 1409 on 14/F Fuyang Chuangye Center (also known as Changqing Building) Hagaoxin District 172 Zhongshan Road Haerbin City Heilongjiang Province The PRC | No commercial value |
| 27. Spaces 4-6/A-C on 8th Floor Shenzhen Pivotal Information Building Yitian Road Futian District Shenzhen City The PRC | No commercial value |
| 28. Unit C, 3rd Floor Yaojiang Development Center No. 305 Huancheng Road North Hangzhou City Zhejiang Province The PRC | No commercial value |
| 29. Unit 1802, 18th Floor Chandifang Building No. 88 Jingqi Road Ji'nan City Shandong Province The PRC | No commercial value |

SUMMARY OF VALUATION

| <u>Property</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|---|
| 30. A unit in Hailian Building No. 22 Huancheng Nan Road West Beilin District Xi'an City Shaanxi Province The PRC | No commercial value |
| 31. Unit 07, 17th Floor Huaxin Building East Tower No. 2 Shuiyin Road Dongshan District Guangzhou City Guangdong Province The PRC | No commercial value |
| 32. Unit 2606, 26th Floor Jiangsu Science & Technology Building Jiangsu Province The PRC | No commercial value |
| 33. Unit 2115, 21st Floor Hongtu Building No. 76 Suzhou Road Hefei City Anhui Province The PRC | No commercial value |
| 34. No.2501 on 25/F Nanjing Fenghui Mansion No.1 Wutaishan Road Nanjing City Jiangsu Province The PRC | No commercial value |
| 35. Unit H on 17/F Western Tower No.19 Section 4 Renmin Road South Chengdu City Shichun Province The PRC | No commercial value |
| 36. Room 1205 on 12/F Hongyang Building No.20 Jia Beiling Da Street Huanggu District Shenyang City Liaoning Province The PRC | No commercial value |

SUMMARY OF VALUATION

| <u>Property</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|--|---|
| 37. Unit 419, Block A Anyi Commercial Building No.162 Shuangta Street West Taiyuan City Shanxi Province The PRC | No commercial value |

VALUATION CERTIFICATE

Property Interests Rented and Occupied by the Group in the PRC

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|---|--|---|
| 1. 3/F, East Block 2 SEG Park Futian District Shenzhen The PRC | <p>The property comprises a workshop space in a multi-level building completed in or around 1989.</p> <p>The property contains a gross floor area of approximately 1,958.89 square meters and is rented by the Group for a term commencing from 1st August, 2003 to 31st December, 2005 at a monthly rent of RMB109,697.84.</p> | The property is currently occupied by the Group for workshop purposes. | No commercial value |
| 2. Unit B on 3/F Block 2, SEG Park Futian District Shenzhen The PRC | <p>The property comprises a workshop space in a multi-level building completed in or around 1989.</p> <p>The property contains a gross floor area of approximately 818.27 square meters and is rented by the Group for a term commencing from 1st August, 2003 to 31st December, 2005 at a monthly rent of RMB45,823.12.</p> | The property is currently occupied by the Group for workshop purposes. | No commercial value |
| 3. 4/F Block 2, SEG Park Futian District Shenzhen The PRC | <p>The property comprises a workshop space in a multi-level building completed in or around 1989.</p> <p>The property contains a gross floor area of approximately 3,562.16 square meters and is rented by the Group for a term commencing from 1st August, 2003 to 31st December, 2005 at a monthly rent of RMB199,480.96.</p> | The property is currently occupied by the Group for workshop purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|--|--|---|
| 4. Units A505 and B505 on 5/F Block 2, SEG Park Huaqiang Bei Road Futian District Shenzhen The PRC | <p>The property comprises two workshop spaces in a multi-level building completed in or around 1989.</p> <p>The property contains a gross floor area of approximately 271.91 square meters and is rented by the Group for a term commencing from 10th May, 2003 to 9th May, 2004 at a monthly rent of RMB10,034.56.</p> | The property is currently occupied by the Group for workshop purposes. | No commercial value |
| 5. Units A503 and B503 on 5/F Block 2, SEG Park Huaqiang Bei Road Futian District Shenzhen The PRC | <p>The property comprises two workshop spaces in a multi-level building completed in or around 1989.</p> <p>The property contains a total gross floor area of approximately 275.60 square meters and is rented by the Group for a term commencing from 27th May, 2003 to 26th May, 2004 at a monthly rent of RMB14,331.20.</p> | The property is currently occupied by the Group for workshop purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|---|--|---|
| 6. Unit B506 on 5/F East Block 2, SEG Park Huaqiang Bei Road Futian District Shenzhen The PRC | <p>The property comprises a workshop space in a multi-level building completed in or around 1989.</p> <p>The property contains a gross floor area of approximately 137.8 square meters and is rented by the Group for a term commencing from 22nd November, 2003 to 21st November, 2004 at a monthly rent of RMB 7,165.60.</p> | The property is currently occupied by the Group for workshop purposes. | No commercial value |
| 7. Units 619, 620 and 622 on 6/F East Block 2, SEG Park Futian District Shenzhen The PRC | <p>The property comprises three workshop spaces in a multi-level building completed in or around 1989.</p> <p>The property contains a total gross floor area of approximately 598 square meters and is rented by the Group for a term commencing from 11th December, 2003 to 10th May, 2004 at a monthly rent of RMB25,415.</p> | The property is currently occupied by the Group for workshop purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|--|--|--|---|
| 8. Unit 303 on 3/F West Block 2, SEG Park Huaqiang Bei Road Futian District Shenzhen The PRC | <p>The property comprises a workshop space in a multi-level building completed in or around 1989.</p> <p>The property contains a gross floor area of approximately 300 square meters and is rented by the Group for a term commencing from 1st March, 2004 to 31st December, 2005 at a monthly rent of RMB16,800.</p> | The property is currently occupied by the Group for workshop purposes. | No commercial value |
| 9. Units 2C511 on 5/F East 2 Block SEG Park Zhenxing Road Futian District Shenzhen The PRC | <p>The property comprises a domestic unit in a multi-level building completed in or around 1989.</p> <p>The property contains a total gross floor area of approximately 59.79 square meters and is rented by the Group for a term commencing from 16th December, 2003 to 15th December, 2004 at a monthly rent of RMB 3,109.08.</p> <p>As informed by the Group, the tenancy has been terminated at the date of this report.</p> | The property is not occupied by the Group now. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|--|--|---|
| 10. 5/F to 10/F FIYTA Hi-Tech Building Gaoxinnanyi Avenue Southern District of Hi-Tech Park Nanshan District Shenzhen The PRC | <p>The property comprises six floors of office spaces in a multi-level building completed in or around 2003.</p> <p>The property contains a total gross floor area of approximately 20,935 square meters and is rented by the Group for a term commencing from 1st January, 2004 to 31st December, 2006 at a monthly rent of RMB963,010.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 11. Unit 9-12 on 38/F Shanghai Information Tower 211 Shijie Main Road Pudong New District Shanghai The PRC | <p>The property comprises three office units in a multi-level building completed in or around 2001.</p> <p>The property contains a total gross floor area of approximately 770.48 square meters and is rented by the Group for a term commencing from 21st August, 2003 to 20th August, 2005 at a monthly rent of RMB126,083.80.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|---|---|---|
| 12. West Portion on 39/F Shanghai Information Tower 211 Shijie Main Road Pudong New District Shanghai The PRC | <p>The property comprises a storage space in a multi-level building completed in or around 2001.</p> <p>The property contains a gross floor area of approximately 17 square meters and is rented by the Group for a term commencing from 1st October, 2003 to 31st March, 2004 at a monthly rent of RMB800. As informed by the Group, negotiation of the renewal of tenancy is in progress.</p> | The property is currently occupied by the Group for storage purposes. | No commercial value |
| 13. Units 515 to 518 on 5/F Canway Building 66 Nanlishi Road Beijing The PRC | <p>The property comprises four office units in a multi-level building completed in or around 1996.</p> <p>The property contains a total gross floor area of approximately 474.85 square meters and is rented by the Group for a term commencing from 1st August, 2003 to 31st July, 2004 at a monthly rent of US\$6,885.33.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|--|---|--|---|
| 14. Unit 519 on 5/F Canway Building 66 Nanlishi Road Beijing The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1996.</p> <p>The property contains a gross floor area of approximately 188.61 square meters and is rented by the Group for a term commencing from 8th October, 2003 to 7th October, 2004 at a monthly rent of US\$2,451.93.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 15. Units 614 to 616 on 6/F Canway Building 66 Nanlishi Road Beijing The PRC | <p>The property comprises three office units in a multi-level building completed in or around 1996.</p> <p>The property contains a total gross floor area of approximately 406.06 square meters and is rented by the Group for a term commencing from 22nd September, 2003 to 21st September, 2005 at a monthly rent of US\$5,278.78.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|--|---|--|---|
| 16. Room No. 1906 on 19/F Shijiazhuang Dongfang Building Shi Jia Zhuang Zhongshan Dong Road Hebei Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1996.</p> <p>The property contains a gross floor area of approximately 46 square meters and is rented by the Group for a term commencing from 20th February, 2004 to 19th February, 2006 at an annual rent of RMB23,338.10.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 17. Unit 3708 on 32/F Wuhan World Trade Tower 686 Jiefang Main Road Wuhan City Hubei Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1998.</p> <p>The property contains a total gross floor area of approximately 129 square meters and is rented by the Group for a term commencing from 1st April, 2004 to 31st March, 2005 at a monthly rent of RMB4,773.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|--|--|--|---|
| 18. Unit 1003 on 10/F Soke Building 218 Dongming Road Zhengzhou City Henan Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1999.</p> <p>The property contains a gross floor area of approximately 56.6 square meters and is rented by the Group for a term commencing from 1st March, 2003 to March 31, 2004 and renewed for further one year from 1st March, 2004 to 28th February, 2005 at an annual rent of RMB32,020.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 19. Rooms 16 & 17 on 21/F Jinxu Zhonghuan Building Wuyi Road Changsha City Hunan Province The PRC | <p>The property comprises two rooms in a multi-level building completed in or around 2002.</p> <p>The property contains a total gross floor area of approximately 110.08 square meters and is rented by the Group for a term commencing from 1st March, 2004 to 1st March, 2005 at a monthly rent of RMB3,963.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|---|--|---|
| 20. Unit 11 on 17/F East Tower Huaxin Building 2 Shuiyin Road Dongshan District Guangzhou City Guangdong Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1997.</p> <p>The property contains a total gross floor area of approximately 85.71 square meters and is rented by the Group for a term commencing from 5th July, 2003 to 4th July, 2004 at a monthly rent and management fee of RMB6,171.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 21. Unit 305 on 3/F West Block 2 SEG Park Huaqiang Bei Road Futian District Shenzhen The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1989.</p> <p>The property contains a gross floor area of approximately 43.1 square meters and is rented by the Group for a term commencing from 1st April, 2004 to 31st December, 2005 at a monthly rent of RMB16,800.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|---|--|---|
| 22. Unit B3 on 10/F Nanfeng Building 85 Minzu Main Road Nanling City Guangxi Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1998.</p> <p>The property contains a gross floor area of approximately 50 square meters and is rented by the Group for a term commencing from 8th December, 2003 to 9th December, 2004 at a monthly rent of RMB2,000.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 23. Unit 11 on 16/F Daxiyang Guoji Building 2 Keyuan Yi Road Gaoxin District Chongqing The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1996.</p> <p>The property contains a gross floor area of approximately 40.66 square meters and is rented by the Group for a term commencing from 15th December, 2003 to 14th December, 2004 at a monthly rent of RMB1,626.40.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|--|--|---|---|
| 24. Unit D3 on 21/F Yangguang A Ban Renmin Middle Road Kunming City Yunnan Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 2003.</p> <p>The property contains a total gross floor area of approximately 87.5 square meters and is rented by the Group for a term commencing from 1st December, 2003 to 1st December, 2004 at an annual rent of RMB19,200.</p> | <p>The property is currently occupied by the Group for office purposes.</p> | No commercial value |
| 25. Unit 810 on 8/F Jinyuan Building 8 Taoyuan Main Street Nanchang City Jiangxi Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1999.</p> <p>The property contains a gross floor area of approximately 30 square meters and is rented by the Group for a term commencing from 26th October, 2003, to 25th October, 2004 at a monthly rent and management fee of RMB1,500.</p> <p>As informed by the Group, the tenancy has been terminated at the date of this report.</p> | <p>The property is not occupied by the Group now.</p> | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|---|--|--|---|
| 26. Unit 1409 on 14/F Fuyang Chuangye Center (also known as Changqing Building) Hagaoxin District 172 Zhongshan Road Haerbin City Heilongjiang Province | <p>The property comprises an office unit in a multi-level building completed in or around 1999.</p> <p>The property contains a gross floor area of approximately 28 square meters and is rented by the Group for a term commencing from 27th October, 2003, to 26th October, 2004 at an annual rent and management fee of RMB22,400.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 27. Spaces 4-6/A-C on 8th Floor Shenzhen Pivotal Information Building Yitian Road Futian District Shenzhen City The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 2001.</p> <p>The property contains a gross floor area of approximately 267 square meters and is rented by the Group for a term commencing from 1st, December, 2003 to 30th December, 2006 at a monthly rent of RMB42,720.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 28. Unit C, 3rd Floor Yaojiang Development Center No. 305 Huancheng Road North Hangzhou City Zhejiang Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 2000.</p> <p>The property contains a gross floor area of approximately 110 square meters and is rented by the Group for a term commencing from 19th December, 2003 to 18th December, 2004 at a monthly rent of RMB8,000.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|--|---|--|---|
| 29. Unit 1802, 18th Floor Chandifang Building No. 88 Jingqi Road Ji'nan City Shandong Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 2002.</p> <p>The property contains a gross floor area of approximately 30.67 square meters and is rented by the Group for a term commencing from 1st December, 2003 to 30th November, 2004 at an annual rent of RMB33,583.65.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 30. A unit in Hailian Building No. 22 Huancheng Nan Road West Beilin District Xi'an City Shaanxi Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 2000.</p> <p>The property contains a gross floor area of approximately 119.18 square meters and is rented by the Group for a term commencing from 1st August, 2003 to 31st July, 2004 at a quarterly rent of RMB5,000.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 31. Unit 07, 17th Floor Huaxin Building East Tower No. 2 Shuiyin Road Dongshan District Guangzhou City Guangdong Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1997.</p> <p>The property contains a gross floor area of approximately 45.11 square meters and is rented by the Group for a term commencing from 5th February, 2004 to 4th February, 2005 at a monthly rent of RMB1,804.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|--|---|--|---|
| 32. Unit 2606, 26th Floor Jiangsu Science & Technology Building Jiangsu Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 2001.</p> <p>The property contains a gross floor area of approximately 42 square meters and is rented by the Group for a term commencing from 15th June, 2003 to 14th June, 2004 at a monthly rent of RMB1,764.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 33. Unit 2115, 21st Floor Hongtu Building No. 76 Suzhou Road Hefei City Anhui Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 1994.</p> <p>The property contains a gross floor area of approximately 31.39 square meters and is rented by the Group for a term commencing from 1st February, 2004 to 31st January, 2005 at a monthly rent of RMB1,192.82.</p> | The property is currently occupied by the Group for office purposes. | No commercial value |
| 34. No.2501 on 25/F Nanjing Fenghui Mansion No.1 Wutaishan Road Nanjing City Jiangsu Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 2003.</p> <p>The property contains a gross floor area of approximately 150 square meters and is rented by the Group for a term commencing from 20th February, 2004 to 19th February, 2005 at a monthly rent of RMB7,400.</p> | The property is currently occupied by the Group for office purpose. | No commercial value |

VALUATION CERTIFICATE

| <u>Property</u> | <u>Description and tenure</u> | <u>Particulars of occupancy</u> | <u>Open Market Value in existing state as at March 31, 2004</u> |
|--|--|---|---|
| 35. Unit H on 17/F Western Tower No.19 Section 4 Renmin Road South Chengdu City Shichun Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 2003.</p> <p>The property contains a gross floor area of approximately 135.22 square meters and is rented by the Group for a term commencing from 25th February, 2004 to 24th February, 2007 at a monthly rent of RMB12,845.90.</p> | The property is currently occupied by the Group for office purpose. | No commercial value |
| 36. Room 1205 on 12/F Hongyang Building No. 20. Jia Beiling Da Street Huanggu District Shenyang City Liaoning Province The PRC | <p>The property comprises a unit in a multi-level building completed in or around 2001.</p> <p>The property contains a gross floor area of approximately 66.67 squares meters and is rented by the Group for a term commencing from 1st March, 2004 to 28th February 2005 at an annually rent of RMB55,836.</p> | The property is currently occupied by the Group for office purposes | No commercial value |
| 37. Unit 419, Block A Anyi Commercial Building No. 162 Shuangta Street West Taiyuan City Shanxi Province The PRC | <p>The property comprises an office unit in a multi-level building completed in or around 2000.</p> <p>The property contains a gross floor area of approximately 40.61 squares meters and is rented by the Group for a term commencing from 25th February, 2004 to 24th February, 2005 at a quarterly rent of RMB9,746.40 inclusive of management fee.</p> | The property is currently occupied by the Group for office purposes | No commercial value |