

The following is the text of a letter, summary of values and valuation certificate, prepared for the purpose of incorporation in this prospectus received from Sallmanns (Far East) Limited, an independent valuer, in connection with their valuations as at 31st October, 1999 of the property interests of the Company.



CHARTERED SURVEYORS, PROPERTY CONSULTANTS
LAND, BUILDING, PLANT & MACHINERY VALUERS
FINANCIAL AND INTANGIBLE ASSET VALUERS

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17th January, 2000

The Directors

China Data Broadcasting Holdings Limited
Unit A, 2nd Level
No. 3 Hua Tian Road
Huayuan Industry Area
Tianjin Hi-tech Industry Park
Tianjin
The PRC

Dear Sirs,

In accordance with your instructions to value the properties in which China Data Broadcasting Holdings Limited (the "Company"), and its subsidiaries (together the "Group") have interests, we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the value of the relevant properties as at 31st October, 1999.

Our valuations of the interests of the properties are our opinion of the open market value which we would define as intended to mean "the best price at which an interest in a property might reasonably be expected to have been completed unconditionally for cash consideration on the date of the 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 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 properties on the open market in their existing state without the benefit of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement which would serve to increase the value of the properties.

Based on this open market approach, the property interests rented by the Group have no commercial value due mainly to the short term nature or the prohibition against assignment or sub-letting or otherwise due to the lack of substantial profit rents or the insufficient proof of legal title to the properties.

In valuing the property interests in the PRC, we have complied with all the requirements contained in the Chapter 8 to the Rules Governing the Listing of Securities on the Growth Enterprise Market issued by The Stock Exchange of Hong Kong Limited.

We have not carried out detailed site measurements to verify the correctness of the areas in respect of the properties but have assumed that the areas shown on the documents and official plans handed to us are correct. Based on our experience of valuation of similar properties in the PRC, we consider the assumptions so made to be reasonable. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations. No on-site measurements have been taken.

We have not searched the title of the properties and have not scrutinised the original title documents. We have been given a copy of the tenancy agreement under which the Company rented the properties.

We have relied to a considerable extent on the information provided by the Company and have accepted advice given to us on such matters as planning approvals or statutory notices, easements, tenure, occupation, lettings, rentals, licenses, site and floor areas and all other relevant matters.

We have inspected the exterior and, where possible, the interior of the properties, in respect of which we have been provided with such information as we have required for the purpose of our valuation. However, no structural survey has been made, but in the course of our inspection we did not note any apparent serious defects. We are not, however, able to report that the properties are free from rot, infestation or any other structural defects. No tests were carried out to any of the services.

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

We have had no reason to doubt the truth and accuracy of the information provided to us by the Company. We have also sought and received confirmation from the Company that no material factors have been omitted from the information supplied. We consider that we have been provided with sufficient information to reach an informed view, and have no reason to suspect that any material information has been withheld.

Our valuations are summarised below and the valuation certificate is attached.

Yours faithfully,
for and on behalf of
SALLMANN (FAR EAST) LIMITED
Paul L. Brown
BSc FRICS FHKIS
Director

Note: Paul L. Brown is a Chartered Surveyor who has extensive experience in valuation of properties in Hong Kong, the PRC, the United Kingdom and Asia-Pacific region.

SUMMARY OF VALUE

GROUP I — PROPERTY INTEREST UNDER A LICENCE TO BE RENTED BY THE GROUP
IN HONG KONG

Property	Open market value attributable to the Group as at 31st October, 1999 HK\$
1. Office premises 6th Floor Hing Yip Commercial Centre 272–284 Des Voeux Road Central Hong Kong	No Commercial Value
Sub-total	Nil

GROUP II — PROPERTY INTEREST RENTED BY THE COMPANY IN THE PRC

Property	Open market value attributable to the Company as at 31st October, 1999 HK\$
2. Office premises Unit A, 2nd Level No. 3 Hua Tian Road Huayuan Industry Area Tianjin Hi-tech Industry Park Tianjin The PRC	No Commercial Value
Sub-total	Nil
Grand total	Nil

VALUATION CERTIFICATE

GROUP I — PROPERTY INTEREST UNDER A LICENCE TO BE RENTED BY THE GROUP
IN HONG KONG

Property	Description	Particulars of occupancy	Open market value in existing state as at 31st October, 1999 HK\$
1. Office premises 6th Floor Hing Yip Commercial Centre 272-284 Des Voeux Road Central Hong Kong	<p>The property comprises an office accommodation with a saleable floor area of 243.48 sq.m. on the 6th Floor of a 23-storey commercial building completed in about 1984.</p> <p>The property is rented by the Group under a licence agreement for a term of 1 year commencing from 1st December, 1999 to 30th November, 2000 (both days inclusive) at a monthly licence fee of HK\$12,000 inclusive of management fee, government rent and rates, utilities including water, electricity, local telephone and facsimile charges (not including long distance telephone and facsimile charges), use of furniture, fixtures and office equipment and conference room, and provision of general secretarial services.</p>	As at the valuation date, the property is to be occupied by the Group as an office.	No commercial value

GROUP II — PROPERTY INTEREST RENTED BY THE COMPANY IN THE PRC

Property	Description and Tenure	Particulars of occupancy	Open market value in existing state as at 31st October, 1999 HK\$
2 Office premises Unit A, 2nd Level No. 3 Hua Tian Road Huayuan Industry Area Tianjin Hi-tech Industry Park Tianjin The PRC	<p>The property comprises an office accommodation on the 2nd Level of the building with a total gross floor area of 235 sq.m. (2,530 sq.ft.) or thereabouts.</p> <p>The building is a 6-storey office building completed in about 1998.</p> <p>The property is rented by a 70%-owned subsidiary of the Company for a term from 1st July, 1999 to 31st December, 2001 from Genius Co., Ltd. at a rental inclusive of water and electricity charges, air-conditioning, heat charges and management fee. The annual rental for the period from 1st July, 1999 to 31st December 2000 is approximately RMB171,550 and the rental for the year ending 31st December, 2001 is subject to review by both parties.</p>	The property is currently occupied by the Company as an office.	No commercial value

Notes:

- Pursuant to a tenancy agreement dated 8th January, 2000 made between Genius Co., Ltd. (天津天大天財股份有限公司) (“Genius”) and Tianjin Tiancai Network Software Company Limited (天津天財網絡軟件有限公司) (“Tianjin Network”), the property is leased at a rental inclusive of water and electricity charges, air-conditioning, heat charges and management fee. The annual rental for the period from 1st July, 1999 to 31st December 2000 is approximately RMB171,550 and the rental for the year ending 31st December, 2001 is subject to review by both parties.
- Tianjin Network is a Sino-foreign cooperative joint venture enterprise established in the PRC, owned as to 70% by Verified Solutions Group Limited, a wholly owned subsidiary of the Company, and as to 30% by Genius.