



Peak Vision  
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27 December 2024

The Board of Directors  
Blue River Holdings Limited  
31st Floor  
China United Centre  
28 Marble Road  
North Point  
Hong Kong

Dear Sirs,

**Re: The whole of 9th Floor with air-conditioning plant room and Car Parking Space Nos. 222, 223 and 224 on the 2nd Floor, E-Trade Plaza, No. 24 Lee Chung Street, Chai Wan, Hong Kong**

In accordance with the instruction from Blue River Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) for us to value the captioned property located in the Hong Kong Special Administrative Region (“**Hong Kong**”), we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for providing you with our opinion of value of the property as at 30 September 2024 (the “**Valuation Date**”) for public documentation purpose.

This letter, forming part of our valuation report, identifies the property being valued, explains the basis and methodology of our valuation and lists out the assumptions and title investigations, which we have made in the course of our valuation, as well as the limiting conditions.

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

In valuing the property which is held for investment by the Group, we have adopted the Investment Method by taking into account the current rent(s) passing and the reversionary income potential of the property or, wherever appropriate, the Direct Comparison Method assuming the property is capable of being sold in its existing state and by making reference to comparable sales evidence as available in the relevant markets.

Our valuation has been made on the assumption that the owner sells the property on the open market in its existing state without the benefit of deferred terms contracts, leasebacks, joint ventures, management agreements or any similar arrangements which could serve to affect the value of the property. No forced sale situation in any manner is assumed in our valuation. In addition, we have not considered any option or right of pre-emption which would concern or affect the sale of the property.

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

We have caused title searches to be made at the Land Registry of Hong Kong in respect of the property. However, we have not searched the original documents to verify the ownership or to ascertain the existence of any amendments.

The property was inspected during November 2024 by Mr. Lee Chern Sung\*, a director of our firm who has over 10 years of experience in the inspection of properties in Hong Kong and abroad. We have inspected the exterior and, where possible, the interior of the property. In the course of our inspections, we did not note any serious defects. However, no structural survey has been made and we are therefore unable to report whether the property is free from rot, infestation or any other defects. No tests were carried out on any of the services.

We have not carried out on-site measurements to verify the correctness of the floor areas of the property but have assumed that the floor areas shown on the documents and floor plans available to us are correct. Dimensions, measurements and areas included in the attached property valuation report are based on information contained in the documents provided to us and are, therefore, only approximations.

We have relied to a considerable extent on the information provided by the Group and have accepted advice on such matters as planning approvals, statutory notices, easements, tenures, particulars of occupancy, tenancy agreement, floor areas and all other relevant materials regarding the property.

We have had no reason to doubt the truth and accuracy of the information provided to us by the Group. We have also been advised by the Group that no material facts have been omitted from the information provided. We consider that we have been provided with sufficient information to reach an informed view, and we have no reason to suspect that any material information has been withheld. The management of the Company has reviewed and confirmed the factual content and has agreed to the assumptions and limiting conditions of this report.

\* Mr. Lee Chern Sung is a member of CFA Institute, a member of Hong Kong Institute of Certified Public Accountants and a member of the Royal Institution of Chartered Surveyors and has over 10 years of experience in the inspection of properties in Hong Kong and abroad.

In valuing the property, we have complied with all the requirements set out in Chapter 5 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the HKIS Valuation Standards 2020 published by the Hong Kong Institute of Surveyors (the "HKIS") and the International Valuation Standards (Effective 31 January 2022) published by the International Valuation Standards Council, where applicable, and under generally accepted valuation procedures and practices.

Peak Vision Appraisals Limited has previously been involved in the valuation of the property and Mr. Nick C. L. Kung has been the signatory to the valuation since 2023. For the subject valuation, Peak Vision Appraisals Limited does not yet adopt a rotation policy, and instead, our valuation will be periodically reviewed by another member of the HKIS.

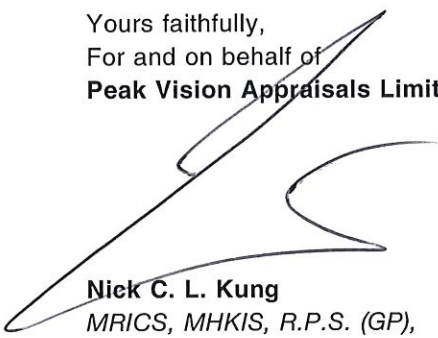
The proportion of total fees payable by the Company during the preceding year relative to the total fee income of Peak Vision Appraisals Limited is minimal.

Unless otherwise stated, all monetary amounts stated in this report are in Hong Kong Dollars (HK\$).

We hereby confirm that we have no material connection or involvement with the Group, the property or the value reported herein and that we are in a position to provide an objective and unbiased valuation.

Our property valuation report is enclosed herewith.

Yours faithfully,  
For and on behalf of  
**Peak Vision Appraisals Limited**



**Nick C. L. Kung**  
*MRICS, MHKIS, R.P.S. (GP),  
RICS Registered Valuer, MCIREA  
Director*

*Note:* Mr. Nick C. L. Kung is a RICS Registered Valuer and a Registered Professional Surveyor (General Practice) who has over 20 years of experience in the valuation of properties in Hong Kong and abroad.



## PROPERTY VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 September 2024
The whole of 9th Floor with air-conditioning plant room and Car Parking Space Nos. 222, 223 and 224 on the 2nd Floor, E-Trade Plaza, No. 24 Lee Chung Street, Chai Wan, Hong Kong	E-Trade Plaza is a 32-storey office building which accommodates entrance lobby, lorry parking space and car parking space on the ground floor, car parking space on the 1st floor to 3rd floor, 5th floor designed as electrical and mechanical floor and office units from the 6th to 36th floors including 11th floor designed as refuge floor/sky garden (4th floor, 13th floor, 14th floor, 24th floor and 34th floor omitted), completed in about 2012.	As at the Valuation Date, the property was subject to a tenancy for a term of 2 years expiring on 19 March 2025 at a monthly rental of HK\$150,000 exclusive of Government rent and rates, management fees, air conditioning charges and other outgoings.	HK\$48,700,000 (HONG KONG DOLLARS FORTY EIGHT MILLION SEVEN HUNDRED THOUSAND ONLY)
594/15,000th equal and undivided shares of and in Chai Wan Inland Lot No. 13	<p>The property comprises the whole of 9th floor with air-conditioning plant room, and 3 car parking spaces (nos. 222, 223 and 224) on the 2nd floor of the building with a gross floor area of approximately 7,758 sq.ft. (720.74 sq.m.) and a saleable area of approximately 6,056 sq.ft. (562.62 sq.m.) and air- conditioning plant room area of approximately 150 sq.ft. (13.94 sq.m.) and excluding car parking spaces area.</p> <p>Chai Wan Inland Lot No. 13 is held under Conditions of Sale No. UB8012 for a term of 75 years from 15 September 1963 renewable for a further term of 75 years.</p> <p>The government rent payable for Chai Wan Inland Lot No.13 is HK\$212 per annum.</p>		

**Notes:**

- (i) According to the Land Registry Searches conducted on 13 November 2024.
  - (a) The registered owner of the whole of 9th floor with air-conditioning plant room of the property is Golden Lake Property Limited, an indirect wholly-owned subsidiary of the Company vide Memorial No. 12121902070065 dated 28 November 2012 for a consideration of HK\$45,617,000;
  - (b) The registered owner of car parking space no. 222 on the 2nd floor of the property is Golden Lake Property Limited vide Memorial No. 12121902070078 dated 28 November 2012 for a consideration of HK\$800,000;
  - (c) The registered owner of car parking space no. 223 on the 2nd floor of the property is Golden Lake Property Limited vide Memorial No. 12121902070088 dated 28 November 2012 for a consideration of HK\$800,000;
  - (d) The registered owner of car parking space no. 224 on the 2nd floor of the property is Golden Lake Property Limited vide Memorial No. 12121902070098 dated 28 November 2012 for a consideration of HK\$800,000; and
  - (e) The property is not subject to any encumbrance, charge/mortgage or lien and pledge.
- (ii) As at the Valuation Date, the property was zoned as "Other Specified Uses" ("**Business**") under Approved Chai Wan Outline Zoning Plan No. S/H20/27 dated April 2024.
- (iii) In valuing the office unit of the property, we have adopted the investment method, which provides an indication of value by comparing the asset with identical or similar assets for which rental information is available. Adjustments were made to reflect the differences in various aspects between the subject property and the rental comparables to arrive at the adopted unit rent of the office unit of the property.
- (iv) In our valuation, we have adopted an average unit market rent of approximately HK\$26.96 per sq.ft./month on saleable area basis for the office unit of the property. The market yield of the office unit of the property is about 4.25%.

In our valuation, we have made reference to office rental comparables in the vicinity, i.e. rental comparables in Chai Wan. These rental comparables are properties with the same use, same grade and transacted within 4 months\* from the Valuation Date, which are deemed sufficient, appropriate and reasonable to derive a reliable opinion of value of the property as at the Valuation Date. The unit rent comparables are about HK\$25.64 to HK\$37.77 per sq.ft./month on saleable area basis for office properties. The unit rent adopted by us is consistent with the said comparable references after due adjustments. Due adjustments to those rental comparables have been made to reflect factors including but not limited to floor, view, layout, time, size and location in arriving at our opinion of value.

\* Generally, comparables that are closer to the Valuation Date offer a more accurate reflection of market conditions as at the Valuation Date, and the time frame of comparables depends on the availability of relevant comparables. Typically, we incorporate more than 3 comparables in our valuations whenever possible. In the course of our valuation, given that transactions occurred within 4 months from the Valuation Date are sufficient to derive an objective and reliable opinion of value, we deemed the 4-month time frame to be reasonable.

In our valuation, the rental comparables adopted for each of the office properties are exhaustive based on the selection criteria. We consider these comparables are located in the vicinity and are of the same use, and thus are representative and comparable to the office unit of the property. The details are as follows:

Comparable	1	2	3
Property Address	Eltee Building, No. 3 Ning Foo Street, Chai Wan	E-Trade Plaza, No. 24 Lee Chung Street, Chai Wan	E-Trade Plaza, No. 24 Lee Chung Street, Chai Wan
Floor	Low level	Middle level	High level
Unit/Room		B	
Use	Office	Office	Office
Approximate			
Saleable Area (sq.ft)	1,560	1,009	864
Monthly Rental (HK\$)	40,000	33,800	32,630
Unit Rent (HK\$/sq.ft./ month)	25.64	33.50	37.77
Date	26 September 2024	24 July 2024	26 June 2024
<b>Adjustments</b>			
Time	Similar with the property	Superior to the property	Superior to the property
Location	Superior to the property	Similar with the property	Similar with the property
Floor and view	Superior to the property	Superior to the property	Superior to the property
Size	Superior to the property	Superior to the property	Superior to the property
Layout and condition	Inferior to the property	Similar with the property	Similar with the property
Comparable	4		
Property Address	E-Trade Plaza, No. 24 Lee Chung Street, Chai Wan		
Floor	High level		
Unit/Room			
Use	Office		
Approximate			
Saleable Area (sq.ft)	824		
Monthly Rental (HK\$)	31,096		
Unit Rent (HK\$/sq.ft./month)	37.74		
Date	26 June 2024		
<b>Adjustments</b>			
Time	Superior to the property		
Location	Similar with the property		
Floor and view	Superior to the property		
Size	Superior to the property		
Layout and condition	Similar with the property		

- (v) In valuing the car parking spaces of the property, we have adopted the Direct Comparison Method. Direct Comparison Method provides an indication of value by comparing the asset with identical or similar assets for which price information is available. Adjustments were made to reflect difference in various aspects between the subject property and the comparables to arrive at the adopted unit rate of the car parking spaces of the property.



- (vi) In our valuation, we have adopted an average market unit rate of approximately HK\$900,000 for each of car parking spaces of the property.

In our valuation, we have made reference to car parking space sale comparables in the vicinity, i.e. sale comparables in Chai Wan. These sale comparables are properties with the same use and transacted within 4 months\* from the Valuation Date, we have utilized comparables transacted within 4 months from the Valuation Date, which are deemed sufficient, appropriate, and reasonable to derive a reliable opinion of value of car parking space of the property as at the Valuation Date. The market comparables are about HK\$850,000 to HK\$1,020,000 for car parking spaces. The unit rate adopted by us is consistent with the said sale comparable references after due adjustments. Due adjustments to those sale comparables have been made to reflect factors including but not limited to time, floor, layout and location in arriving at our opinion of value.

In our valuation, the sale comparables adopted for each of car parking spaces are exhaustive based on the selection criteria. We consider these comparables are located in the vicinity and are of the same use, thus are representative and comparable to the car parking spaces of the property. The details are as follows:

Comparable	1	2	3
Property Address	Winner Centre, No. 333 Chai Wan Road, Chai Wan	Winner Centre, No. 333 Chai Wan Road, Chai Wan	Hop Ming Factory Building, No. 6 On Yip Street, Chai Wan
Floor	2nd	2nd	Ground
Car Parking Space No.	19	26	3
Use	Car parking space	Car parking space	Car parking space
Approximate Transaction price (HK\$)	850,000	850,000	1,020,000
Date	6 August 2024	6 August 2024	12 June 2024
<b>Adjustments</b>			
Time	Superior to the property	Superior to the property	Superior to the property
Location	Similar with the property	Similar with the property	Inferior to the property
Floor	Similar with the property	Similar with the property	Superior to the property
Layout and condition	Inferior to the property	Inferior to the property	Inferior to the property

\* Generally, comparables that are closer to the Valuation Date offer a more accurate reflection of market conditions as at the Valuation Date, and the time frame of comparables depends on the availability of relevant comparables. Typically, we incorporate more than 3 comparables in our valuations whenever possible. In the course of our valuation, given that transactions occurred within 4 months from the Valuation Date are sufficient to derive an objective and reliable opinion of value, we deemed 4-month time frame to be reasonable.

Comparable	4	5
Property Address	Hop Ming Factory Building, No. 6 On Yip Street, Chai Wan	Hop Ming Factory Building, No. 6 On Yip Street, Chai Wan
Floor	Ground	Ground
Car Parking Space No.	4	6
Use	Car parking space	Car parking space
Approximate Transaction price (HK\$)	1,020,000	1,020,000
Date	12 June 2024	12 June 2024
<b>Adjustments</b>		
Time	Superior to the property	Superior to the property
Location	Inferior to the property	Inferior to the property
Floor	Superior to the property	Superior to the property
Layout and condition	Inferior to the property	Inferior to the property