

AP APPRAISALS LIMITED

Address: 21/F, Grand Millennium Plaza, 181 Queen's Road Central, Sheung Wan, Hong Kong
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AP Appraisals Limited
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Our Ref: AP250501/0000/BCD/RPT

21 May 2025

Bestone Creative Development Limited

Flat B-E, 33/F, Plaza 88,
No. 88 Yeung Uk Tong,
Tsuen Wan, N.T., Hong Kong

Dear Sir or Madam,

RE: Property Valuation of a Property located at Flat C, 59TH Floor, Tower 2, The Dynasty, No. 18 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong as of 30 April 2025

We, AP Appraisals Limited ("APA"), refer to the instructions from Bestone Creative Development Limited (the "Instructing Party" or the "Company") to conduct a valuation of the Market Value of the captioned property (the "Properties" or the "Assets") located at Flat C, 59TH Floor, Tower 2, The Dynasty, 18 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong as of 30 April 2025 (the "Valuation Date") solely for the purpose of the Hong Kong Stock Exchange Circular ("HKEx Circular"). Details of which are set out in the attached valuation summaries. We confirm that we have carried our inspections, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the Market Value the Properties as of the Valuation Date.

IDENTIFICATION AND STATUS OF THE VALUER

The valuation will be the responsibility of Mr. Paul Hung (the "Valuer") who:

- is in a position to provide an objective and unbiased valuation.
- is competent to undertake the valuation assignment.
- has no material connection or involvement with the subject asset or the other parties to the valuation assignment.

PURPOSE OF VALUATION

The report will be used for HKEx Circular purpose only by the Company. The report will not appear in any public document without the prior permission of APA. In accordance with our standard practice, we must state that the report and valuation will be for the use only of the party to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its contents. Neither the

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whole nor any part of the valuation nor any reference thereto may be included in any documents or statement without our written approval of the form and context in which it will appear.

PREMISE & BASIS OF VALUATION

Our valuation is our opinion of Market Value which is defined by the RICS Valuation Standards to mean "the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

Our valuation is prepared in accordance with the RICS Valuation – Professional Standard issued by the Royal Institution of Chartered Surveyors.

LEGALITY OF THE ASSETS

We are not in the proper position to comment on the legal matters in relation to the asset. In the course of our valuation, we will assume that the asset has obtained all required registration and are freely transferable in the market without any legal obstacles.

VALUATION DATE

30 April 2025

VALUATION METHODOLOGY

According to the International Valuation Standard, the market approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available. When reliable, verifiable and relevant market information is available, the market approach is the preferred valuation approach. Therefore, market approach is adopted in the valuation as we found reliable, verifiable and relevant market information is available.

INSPECTION

On-site inspection was done by Paul Hung, Director of APA, at April 2025.

GENERAL ASSUMPTIONS

Unless otherwise stated, all property interests are valued by the Direct Comparison Method on the assumption that each property can be sold in their existing state with the benefit of vacant possession. The Direct Comparison Method is based on prices realized in actual transactions and/or asking prices of comparable properties. Comparable properties of similar size, character and location are analyzed and carefully weighed against all the respective advantages and disadvantages of each property in order to arrive at a fair comparison of value. Physical condition, location and economic characteristics are important criteria to be analyzed when comparing to the Properties.

Our valuation has been made on the assumption that the owner sells the property on the open markets

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without any benefit or burden of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which would serve to affect the values of the property interests.

We have relied to a considerable extent on information given by the Instructing Party, in particular, but not limited to, planning approvals, development schemes and schedule, incurred and outstanding development costs, statutory notices, easements, tenancies, floor areas, gross floor areas, site area, construction cost, expected building completion date, etc. No on-site measurement has been taken. Dimensions, measurements and areas included in the valuation certificate are only approximations. We have taken every reasonable care both during inspecting the information provided to us and in making relevant enquiries. We have no reason to doubt the truth and accuracy of the information provided to us by the Instructing Party, which is material to the valuation. We were also advised by the Instructing Party that no material facts have been omitted from the information provided to us. We do not commission site surveys and a site survey has not been provided to us.

We have assumed there are no encroachments by or on the property. We do not commission site investigations to determine the suitability of ground conditions and services, nor do we undertake environmental or geotechnical surveys. We have assumed that these aspects are satisfactory and also that the site is clear of underground mineral or other workings, methane gas or other noxious substances. In the case of property which may have redevelopment potential, we proceed on the basis that the site has load bearing capacity suitable for the anticipated form of redevelopment without the need for additional and expensive foundations or drainage systems (unless stated otherwise).

We have assumed that the site is free of elevated levels of contaminants. Our visual inspection is an inconclusive indicator of the actual condition of the site. We make no representation as to the actual environmental status of the Properties. If a test is undertaken at some time in the future to assess the degree, if any, of contamination of the site and this is found to be positive, this valuation must not be relied upon before first consulting us to reassess any effect on the valuation.

Unless otherwise noted, we have assumed that the improvements are free of Asbestos and Hazardous Materials, or should these materials be present then they do not pose significant risk to human health, nor require immediate removal. We assume the site is free of subsoil asbestos and have made no allowance in our valuation for site remediation works. Our visual inspection is an inconclusive indicator of the actual condition/presence of asbestos/hazardous materials within the property. We make no representation as to the actual status of the Properties. If a test is undertaken at some time in the future to assess the degree, if any, of the presence of any asbestos/hazardous materials on site and this is found to be positive, this valuation must not be relied upon before first consulting us to reassess any effect on the valuation.

No allowance has been made in our valuation neither for any charges, mortgages or amounts owing on the property interests nor for any expenses, government rent or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the property interests are free of encumbrances, restrictions and outgoings of onerous nature which could affect their values.

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We have no previous, current or anticipated involvement with either the property or asset or related parties is sufficient to create a conflict with the valuer's duty to be independent and objective.

We do not see any material uncertainty concerning the valuation figure reported.

This report and valuation shall be used only in its entirety and no part shall be used without making reference to the whole report. Our report is to be used only for the specific purpose stated herein and any other use is invalid. No reliance may be made by any third party without our prior written consent. You may show our report in its entirety to those third parties who need to review the information contained herein. No one should rely on our report as a substitute for their own due diligence.

CURRENCY

Unless otherwise specified, all monetary figures are stated in Hong Kong Dollar ("HKD").

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CONCLUSION OF VALUE

The conclusion of value is based on accepted valuation procedures and practices that rely substantially on the use of numerous assumptions and the consideration of many uncertainties, not all of which can be easily quantified or ascertained. While the assumptions and consideration of such matters are considered to be reasonable, they are inherently subject to significant business, economic and competitive uncertainties and contingencies, many of which are beyond the control of the Company, the Instructing Party and/or APA.

Based on the investigation and analysis stated above and on the method employed, we are of the opinion that the Market Value of the Properties were set out as follows:

No.	Properties	Market Value as of 30 April 2025 (HKD)
1	Flat C, 59TH Floor, Tower 2, The Dynasty, No. 18 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong	12,700,000
Rounded Total		12,700,000

Note:

The monetary amounts, unless otherwise specified, are stated in Hong Kong Dollars (HKD).

We hereby certify that we have neither present nor prospective interests in the Instructing Party, the Company or the value reported.

We enclose herewith our valuation summaries.

Yours faithfully,
For and on behalf of
AP Appraisals Limited



Paul Hung MRICS ASA
Director – Valuation & Advisory Services

Encl.

Note: Mr. Hung is a Registered Surveyor of Royal Institution of Chartered Surveyors. He has over 10 year's valuation experience in the Greater China Region.

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SUMMARY OF THE PROPERTIES

No.	Property	Description and tenure	Details of occupancy	Market Value as of 30 April 2025
1.	Flat C on 59th floor (including the balcony, utility platform and air- conditioning room thereof) of Tower 2, The Dynasty, No. 18 Yeung Uk Road, Tsuen Wan, New Territories. (Tsuen Wan Town Lot No. 394)	<p>The property is a private residential unit for domestic use located at Flat C on 59th floor of a 67-storey residential tower known as "Tower 2, The Dynasty" which was completed in about 2009.</p> <p>The residential unit of the property has a gross floor area ("GFA") of approximately 972 square feet; and a saleable area ("SA") of approximately 728 square feet (67.6 square meter), respectively.</p> <p>The subject lot is held under Conditions of Grant No. TW7317 for a term commencing on 20 July 2004 and expiring on 19 July 2054.</p>	The property is subject to a tenancy for a term commencing from 20 May 2025 to 19 May 2028 at a current monthly rent of HKD32,000 as of the report date.	HKD12,700,000 (HONG KONG DOLLARS TWELVE MILLION SEVEN HUNDRED THOUSAND ONLY)

Notes:

- The registered owner of the property is Bestone Creative Development Limited registered vide memorial no. 9123100340249 dated 31 December 2009. The consideration of the property was HKD8,046,000.
- The property is subject to the following:
 - Deed of Mutual Covenant and Management Agreement with Plans in favor of Sino Estates Management Limited (the "Manager") registered vide memorial no. 9072200640022 dated 22 June 2009.
- Mortgage in favor of Hang Seng Bank Limited registered vide memorial no. 17111500280024 dated 15 November 2017. The consideration of the property was all moneys. There is no mortgage as of the report date. The market value does not consider mortgage as of valuation date.
- In undertaking our valuation of the Properties, we have made reference to various sales transactions of similar developments which have characteristics comparable to of the Properties. The unit prices of those comparables are about HKD18,613/sq. ft. to HKD21,705/sq. ft. Due adjustments to the unit prices of those comparables have been made to reflect factors including but not limited to architectural design and floor height in arriving at the key assumptions. In our valuation, we have assumed an average price of HKD17,500/sq. ft. for the Properties.
- The comparable market unit prices for residential units selected in this valuation is displayed in the table below. 10% downward adjustment in the asking unit price is adopted to derive the adjusted unit price.

Comparable Transaction	No.	1	2	3	4	5	6
	Name of property	Tower 2, The Dynasty	Tower 1, The Dynasty	Tower 2, The Dynasty	Tower 1, The Dynasty	Tower 1, The Dynasty	Tower 1, The Dynasty
	Address	Block C	Block C	Block B	Block A	Block A	Block C
	Storey	High Levels	Mid Levels	High Levels	High Levels	Mid Levels	Floor 12
	Nature	Residential	Residential	Residential	Residential	Residential	Residential
	Date of Completion	2009	2009	2009	2009	2009	2009
	Asking or Transaction Date	Asking in Apr 2025	Asking in Apr 2025	Asking in Apr 2025	Asking in Apr 2025	Asking in Apr 2025	Transaction in Apr 2025
	Salable Area (sq. ft.)	728	728	947	1,290	1,290	728

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	Asking or Transaction Price (HKD/sq. ft.)		21,538	20,302	20,908	21,705	21,705	18,613
Adjustment Factors	Asking adjustment	1	-10%	-10%	-10%	-10%	-10%	0%
	Time	2	0%	0%	0%	0%	0%	0%
	Environment	3	0%	0%	0%	0%	0%	0%
	Location	4	0%	0%	0%	0%	0%	5%
	Community service facilities	5	0%	0%	0%	0%	0%	0%
	Accessibility (Traffic)	6	0%	0%	0%	0%	0%	0%
	Internal Layout	7	0%	0%	-5%	-10%	-10%	0%
	Efficiency Rate	8	0%	0%	0%	0%	0%	0%
	Age	9	0%	0%	0%	0%	0%	0%
	Building Quality	10	-5%	-5%	-5%	-5%	-5%	-5%
	Building Facilities (Cps, etc.)	11	0%	0%	0%	0%	0%	0%
	Management	12	0%	0%	0%	0%	0%	0%
	Quantum/Size	13	0%	0%	0%	0%	0%	0%
	Land Usage	14	0%	0%	0%	0%	0%	0%
	Architectural Design	15	0%	0%	0%	0%	0%	0%
	Floor height	16	0%	0%	0%	0%	0%	0%
Adjusted Price (HKD/sq. ft.)			18,415	17,358	16,983	16,702	16,702	18,566
						Average Price (HKD/sq. ft.):		17,454
						Adopted Price (HKD/sq. ft.):		17,500

6. Construction of the development is completed and is being for the usage of residential as of report date.

7. The summary of the Properties as of report date is as follows:

No.	Address	Nature	Salable Area (sq. ft.)	Status	Unit Price (HKD/sq. ft.)	Market Value (HKD)	Land Registry
1	Flat C, 59/F, Tower 2, The Dynasty	Residential	728	Rented	17,500	12,700,000	Attached
Total (Rounded)						12,700,000	

8. For further information of the Property, please refer to appendix I and II.

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APPENDIX I – RATING AND VALUATION DEPARTMENT PROPERTY INFORMATION



差餉物業估價署「物業資訊網」

RATING AND VALUATION DEPARTMENT
PROPERTY INFORMATION ONLINE



記錄編號
Record No.:
1 / 1

估價編號 Assessment No.	: 324-96873-4844-0H	最早發出入伙文件日期 Date of Issue of the Earliest Occupation Document	: 22-Jan-2009
資料提供日期 Date of Provision of Information	: 15-May-2025	時間 Time	: 17:15:18
		面積對算值 Area Conversion Factor	: 1 平方米 = 10.764 平方呎 1 m ² = 10.764 ft ²

差餉物業估價署所提供的資料 Information provided by Rating and Valuation Department

交易參考編號 Transaction Reference Number: RVD2505151077740	物業地址或名稱: Address or description of tenement: 荃灣 楊屋道18號 御凱 2座 59樓 C室 TSUEN WAN
物業資訊網入伙文件 對照編號 PIO Serial Number of Occupation Document: 042028	

供差餉或地租評估的物業類別 : 私人住宅物業
Property Type for Rates or Government Rent Purposes : Private Domestic Property

實用面積 Saleable Area	: 67.6 平方米 m ²	附註 Remarks	此物業有下列附屬設施，並不包括在「實用面積」內，請作實地考察以核實資料。 This property has the following ancillary accommodation which has not been included in the "Saleable Area". Please verify the information on site.
露台/陽台面積 Balcony/Verandah Area	: 2.0 平方米 m ²	(i) 窗台面積 Bay Window Area	: 2.9 平方米 m ²
工作平台面積 Utility Platform Area	: 1.5 平方米 m ²	(ii) 冷氣機房面積 Air-conditioning Plant Room Area	: 1.9 平方米 m ²

** 此物業的「實用面積」包括上列的「露台／陽台面積」及／或「工作平台面積」（如有）。

The "Saleable Area" of this property includes the "Balcony/Verandah Area" and/or the "Utility Platform Area" as stated above, if any.

牆身的全厚度已計算在此物業的「實用面積」內。

Full wall thickness is adopted in calculating the "Saleable Area" of this property.

面積資料最後更新日期 : 09-Nov-2012
Last Update Date of Floor Area Information

實用面積定義 Definition of Saleable Area

實用面積是指個別單位獨立使用的樓面面積，包括露台、陽台、工作平台及其他類似設施，但不包括公用地方，如樓梯、升降機槽、入牆暗渠、大堂及公用洗手間。實用面積是量度至外牆的表面或共用牆的中線所包括的面積。窗台、平台、天台、梯屋、閣樓、花園、前庭、天井、冷氣機房、冷氣機平台、花槽及車位並不包括在內。

Saleable area is defined as the floor area exclusively allocated to the unit including balconies, verandahs, utility platforms and other similar features but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured to the exterior face of the external walls and walls onto common parts or the centre of party walls. Bay windows, flat roofs, top roofs, stairhoods, cocklofts, gardens, terraces, yards, air-conditioning plant rooms, air-conditioning platforms, planters/flower boxes and car parking spaces are excluded.

重要通告 IMPORTANT NOTES

謹請注意，此項查詢服務的收費只為收回運作成本，並不包括任何利潤元素。由「物業資訊網」發放的資料，乃摘取自差餉物業估價署的物業資料庫，該資料庫主要是為評估差餉及地租而設。此資訊系統所發放的資料只為查詢人提供快捷參考用途。除用作評估差餉及地租外，本署決不能保證有關資料的準確性。由於庫內所存資料只為評估差餉及地租的用途，本署或本署職員因此毋須為引用此等資料作其他用途而導致的損害或損失負責。在此情況下，使用本「物業資訊網」系統的查詢人最好從正本文件及圖則核實資料，如有需要，更應諮詢所聘專業人士的意見。

The charge for this enquiry service is purely aimed at recovering the operation cost and does not reflect any profit making element. Please note that the information released by the Property Information Online is extracted from the Rating and Valuation Department's property database which is primarily set up for rates and Government rent purposes. Such information is released for quick reference only. The Department in no way warrants the accuracy of the information for any purposes other than rates and Government rent assessments. Neither the Department nor any of its staff shall be responsible for or held responsible for any damages or loss caused by applying such information for any purposes other than rates and Government rent assessments. Users of this Property Information Online system are strongly advised to verify the information from the original documents and plans, and where necessary, consult their own professional advisers.

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APPENDIX II – THE LAND REGISTRY (PARTY 1)

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN250515016558

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 15/05/2025 16:26
查冊者姓名/名稱 NAME OF SEARCHER: Po Hung
查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至15/05/2025 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 15/05/2025.

備存土地紀錄以供市民查閱旨在防止秘密及有欺詐成分的物業轉易，以及提供容易追溯和確定土地財產及不動產業權的方法。土地紀錄內載的資料不得用於與土地紀錄的宗旨無關之目的，使用所提供的資料須符合《個人資料（私隱）條例》的規定。

The land records are kept and made available to members of the public to prevent secret and fraudulent conveyances, and to provide means whereby the title to real and immovable property may be easily traced and ascertained. The information contained in the land records shall not be used for purposes that are not related to the purposes of the land records. The use of information provided is subject to the provisions in the Personal Data (Privacy) Ordinance.

《政府租契續期條例》已經生效，土地登記冊的適用政府租契年期資料不會相應更新。適用政府租契的年期屆滿日期，以地政總署根據該條例刊憲的任何相關「續期公告」為準。

The Extension of Government Leases Ordinance is in force. Information on lease term for an applicable lease is not updated in the land register accordingly. For the expiry date of the lease term of an applicable Government lease, please refer to the relevant "Extension Notice" published by the Lands Department which should prevail.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄。

Before any dealings, up-to-date land search should be conducted with the Land Registry.

物業資料

PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): D1274904

地段編號
LOT NO.: TSUEN WAN TOWN LOT NO. 394

批約 HELD UNDER: NEW GRANT NO. TW7317
年期 LEASE TERM: 50 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 20/07/2004
每年地稅 RENT PER ANNUM: -

物業參考編號 PRN: D1274904 (15/05/2025) 第 1 頁，共 7 頁 PAGE 1 OF 7

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN250515016558

所佔地段份數
SHARE OF THE LOT: 8/5378

ADDRESS: FLAT C ON 59TH FLOOR (INCLUDING
THE BALCONY, UTILITY PLATFORM AND
AIR-CONDITIONING ROOM THEREOF) OF TOWER 2
THE DYNASTY
NO. 18 YEUNG UK ROAD
TSUEN WAN
NEW TERRITORIES

地址: 中文地址不詳

備註
REMARKS: THE ANNUAL RENT IS 3% OF THE RATEABLE VALUE FROM TIME TO TIME OF THE LOT SUBJECT TO GENERAL CONDITION NO. 1 OF NEW GRANT NO. 7317 (TWTL 394)

CONSENT GIVEN BY DIRECTOR OF LANDS DATED 12.9.2008 TO ENTER INTO AGREEMENTS FOR SALE AND PURCHASE FOR THE RESIDENTIAL UNITS, 147 CAR PARKING SPACES AND 15 MOTOR CYCLE PARKING SPACES

業主資料

OWNER PARTICULARS

業主姓名 NAME OF OWNER	身分 (如非唯一擁有人) CAPACITY (IF NOT SOLE OWNER)	註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	代價 CONSIDERATION
URBAN RENEWAL AUTHORITY	-	-	-	-	-
備註 REMARKS: NEW GRANT NO.7317 OF TWTL 394					
BESTONE CREATIVE DEVELOPMENT LIMITED 盈天創意發展有限公司		09123100340249 ASSIGNMENT	04/12/2009	31/12/2009	\$8,046,000.00

物業參考編號 PRN: D1274904 (15/05/2025) 第 2 頁，共 7 頁 PAGE 2 OF 7

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APPENDIX II – THE LAND REGISTRY (PARTY 2)

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN250515016558

物業涉及的修繕

INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
06042901240069	31/03/2006	29/04/2006	CONSENT LETTER - 備註 REMARKS: FROM LANDS DEPARTMENT	-	-
07011600830179	12/01/2007	16/01/2007	MODIFICATION LETTER - 備註 REMARKS: FROM THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION BY THE CHIEF ESTATE SURVEYOR/HEADQUARTERS	-	-
07110800740144	31/10/2007	08/11/2007	CONSENT LETTER - 備註 REMARKS: FROM LANDS DEPARTMENT	-	-
07121700740322	05/07/2005	17/12/2007	UNDERTAKING LETTER REGARDING DESIGNATION OF BALCONIES & UTILITY PLATFORMS AS "NON- ENCLOSED AREA" - 備註 REMARKS: FROM OCEAN TREASURE (HONG KONG) LTD. TO BUILDINGS DEPARTMENT	-	-
07121700740338	26/04/2006	17/12/2007	UNDERTAKING LETTER FOR MODIFICATION ON NON- STRUCTURAL PREFABRICATED EXTERNAL WALLS - 備註 REMARKS: FROM OCEAN TREASURE (HONG KONG) LTD. TO BUILDINGS DEPARTMENT	-	-

物業參考編號 PRN: D1274904 (15/05/2025) 第 3 頁, 共 7 頁 PAGE 3 OF 7

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN250515016558

物業涉及的修繕

INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
07121700740345	26/04/2006	17/12/2007	UNDERTAKING LETTER REGARDING DESIGNATION OF COVERED LANDSCAPE AREAS AS "COMMON AREA" - 備註 REMARKS: FROM OCEAN TREASURE (HONG KONG) LTD. TO BUILDINGS DEPARTMENT	-	-
07121700740359	26/04/2006	17/12/2007	UNDERTAKING LETTER REGARDING DESIGNATION OF WIDER COMMON CORRIDORS & LIFT LOBBIES AS "COMMON AREA" - 備註 REMARKS: FROM OCEAN TREASURE (HONG KONG) LTD. TO BUILDINGS DEPARTMENT	-	-
07121700740369	20/04/2007	17/12/2007	UNDERTAKING LETTER REGARDING DESIGNATION OF RECREATIONAL FACILITIES AS COMMON AREA - 備註 REMARKS: FROM OCEAN TREASURE (HONG KONG) LTD. TO BUILDINGS DEPARTMENT	-	-
07122700800180	02/05/2007	27/12/2007	UNDERTAKING LETTER FOR EXCLUSION OF THE WALKWAY FROM GROSS FLOOR AREA CALCULATION -	-	-

物業參考編號 PRN: D1274904 (15/05/2025) 第 4 頁, 共 7 頁 PAGE 4 OF 7

AP APPRAISALS LIMITED

Address: 21/F, Grand Millennium Plaza, 181 Queen's Road Central, Sheung Wan, Hong Kong

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APPENDIX II – THE LAND REGISTRY (PARTY 3)

土地註冊處THE LAND REGISTRY

土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN250515016558

物業涉及的條碼

INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
08030700900015	15/01/2008	07/03/2008	UNDERTAKING LETTER FOR EXCLUSION OF THE VOIDS OVER LIVING ROOMS INSIDE DUPLEX FLATS AT 67/F	-	-
備註 REMARKS: UPPER PENTHOUSE OF TOWER 1 & 2 FROM GROSS FLOOR AREA CALCULATION FROM OCEAN TREASURE (HONG KONG) LTD. TO BUILDINGS DEPARTMENT					
08030700900026	16/01/2008	07/03/2008	UNDERTAKING LETTER FOR EXCLUSION OF THE MAIL DELIVERY ROOM WITH MAIL BOXES	-	-
備註 REMARKS: AT 2/F FROM GROSS FLOOR AREA CALCULATION FROM OCEAN TREASURE (HONG KONG) LTD. TO BUILDINGS DEPARTMENT					
08070300880145	23/06/2008	03/07/2008	CONSENT LETTER	-	-
備註 REMARKS: FROM LANDS DEPARTMENT					
08100602580018	06/10/2008	06/10/2008	BANK UNDERTAKING	THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION - THE DIRECTOR OF LANDS -	-
備註 REMARKS: BY BANK OF CHINA (HONG KONG) LIMITED, THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED AND HANG SENG BANK LIMITED					

物業參考編號 PRN: D1274904 (15/05/2025) 第 5 頁, 共 7 頁 PAGE 5 OF 7

土地註冊處THE LAND REGISTRY

土地登記冊LAND REGISTER

印製編號 PRINT CONTROL: ESN250515016558

物業涉及的條碼

INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
08100602580027	06/10/2008	06/10/2008	STATUTORY DECLARATION	-	-
備註 REMARKS: BY TSANG MAY PING, CHOW SIU NGOR, RONALD POON KWOK FAI AND NGAN ON TAK					
09020400720135	22/01/2009	04/02/2009	OCCUPATION PERMIT NO. NT 6/2009 (OP)	-	-
09061600700281	15/06/2009	16/06/2009	UNDERTAKING	-	-
備註 REMARKS: TO THE GOVERNMENT OF THE HONG KONG SPECIAL ADMINISTRATIVE REGION "THE GOVERNMENT AND THE DIRECTOR OF LANDS "THE DIRECTOR"					
09062200590014	17/06/2009	22/06/2009	CERTIFICATE OF COMPLIANCE	-	-
09072200640022	29/06/2009	22/07/2009	DEED OF MUTUAL COVENANT AND MANAGEMENT AGREEMENT WITH PLANS	SINO ESTATES MANAGEMENT LIMITED 信和物業管理有限公司 (MANAGER)	-
09110600260083	08/10/2009	06/11/2009	AGREEMENT FOR SALE AND PURCHASE	BESTONE CREATIVE DEVELOPMENT LIMITED 盈天創意發展有限公司	\$8,046,000.00
備註 REMARKS: SEE ASSIGNMENT MEM. NO. 09123100340249					
09123100340259	04/12/2009	31/12/2009	LEGAL CHARGE/MORTGAGE	STANDARD CHARTERED BANK (HONG KONG) LIMITED 渣打銀行(香港)有限公司	ALL MONEYS

物業參考編號 PRN: D1274904 (15/05/2025) 第 6 頁, 共 7 頁 PAGE 6 OF 7

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APPENDIX II – THE LAND REGISTRY (PARTY 4)

土地註冊處 THE LAND REGISTRY

土地登記冊 LAND REGISTER

印製編號 PRINT CONTROL: ESN250515016558

物業涉及的釋幅

INCUMBRANCES

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
17111500280017	16/10/2017	15/11/2017	RECEIPT ON DISCHARGE OF A CHARGE	-	-
17111500280024	16/10/2017	15/11/2017	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	ALL MONEYS

等待註冊的契約

DEEDS PENDING REGISTRATION

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	交付日期 DATE OF DELIVERY	文書性質 NATURE	受惠各方 IN FAVOUR OF	代價 CONSIDERATION
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***** 無 NIL *****

***** 登記冊末端 END OF REGISTER *****

[LSS-ZMS12-V241024]

物業參考編號 PRN: D1274904 (15/05/2025) 第 7 頁, 共 7 頁 PAGE 7 OF 7

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