

Knight Frank Petty Limited
4/F, Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong

The Board of Directors
Continental Holdings Limited
Unit M, 1st Floor, Kaiser Estate Phase 3
No. 11 Hok Yuen Street
Hung Hom, Kowloon

26 October 2026

Dear Sirs,

Valuation of Nos. 164-164A Boundary Street, Kowloon, Hong Kong (the "Property")

Instructions

In accordance with the instructions to us from Continental Holdings Limited (hereinafter referred to as the "Company", together with its subsidiaries, hereinafter together referred to as the "Group") to value the Property, we confirm that we have made relevant enquiries and carried out searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market value of the Property on redevelopment basis as at 31 August 2026 (the "Valuation Date") for the purpose of public disclosure in relation to disposal.

We confirm that we do not have any material connection or involvement giving rise to a conflict of interest and are providing an objective and unbiased valuation. Our valuation is based on 100% of the leasehold interest of the Property.

Basis of Valuation

In arriving at our opinion of market value, we followed the current edition of "The HKIS Valuation Standards" issued by The Hong Kong Institute of Surveyors ("HKIS") and "The RICS Valuation – Global Standards" issued by The Royal Institution of Chartered Surveyors ("RICS"), which incorporate the International Valuation Standards (the "IVS"). Under the said standards, market value is defined as:-

"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."

Market Value is also understood as the estimated exchange price of an asset without regard to the seller's costs of sale or the buyer's costs of purchase and without adjustment for any taxes payable by either party as a direct result of the transaction.

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Your partners in property

Regulated by RICS

Market value is the most probable price reasonably obtainable in the market on the valuation date in keeping with the market value definition. It is the best price reasonably obtainable by the seller and the most advantageous price reasonably obtainable by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, special considerations or concessions granted by anyone associated with the sale, or any element of value available only to a specific owner or purchaser.

Our valuation complies with the requirements set out in the current edition of “The HKIS Valuation Standards” issued by HKIS and “RICS Valuation – Global Standards” issued by RICS.

Valuation Methodology

Our valuation has been undertaken by using appropriate valuation methodology and our professional judgement.

As the Property is vacant site and is proposed to be developed into a residential development, we have adopted the Market Approach for assessing the Gross Development Value (the “GDV”) of the proposed development and the Residual Approach for assessing the Market Value of the Property on redevelopment basis.

Market Approach

In undertaking our estimation of sales proceeds of the completed proposed development, ie the GDV, we have adopted Market Approach by making reference to the recent market sales evidence which is available in the market. Appropriate adjustments have been made in our valuation to reflect the differences in the characteristics between the proposed development of the Property and the comparable properties such as market condition, location, size, floor level, headroom, view, age and other material factors in arriving at our opinion of the GDV.

Residual Approach

We have adopted the Residual Approach to arrive at the market value of the Property on redevelopment basis. The assessed site value of the Property is the net or residual value that remains on the Property from the sales proceeds of the completed Proposed Development after deducting all the costs of the development, namely the cost of construction, cost of finance, professional fees, marketing costs and an allowance of the profit required for the development which is assumed to have been completed on the site as at the Valuation Date. Development costs already expended (if any) are also taken into account in our analysis.

Expertise

Our valuation is undertaken by the qualified valuer with relevant experiences as an independent valuer. Parts of this valuation have been undertaken by additional valuers as listed in our file. We confirm that the valuers meet the requirements of HKIS Valuation Standards and the RICS Valuation - Global Standards, having sufficient current knowledge of the particular market and the skills and understanding to undertake the valuation competently.

Our valuation is prepared in unbiased and professional manner.

Valuation Assumptions and Conditions

Our valuation is subject to the following assumptions and conditions.

Title Documents and Encumbrances

We have taken reasonable care to investigate the title of the Property by obtaining land search records from the Land Registry. We have not, however, searched the original documents to verify ownership or to ascertain the existence of any amendment which does not appear on the copies handed to us. We however do not accept a liability for any interpretation which we have placed on such information that is more properly the sphere of your legal advisers. We have also assumed in our valuation that the Property was free from encumbrances, restrictions, title defects and outgoings of an onerous nature that could affect its value, unless stated otherwise as at the Valuation Date.

Disposal Costs and Liabilities

No allowance has been made in our report for any charges, mortgages or amounts owing on the Property nor for any expenses or taxation which may be incurred in effecting a sale.

Source of Information

We have relied to a very considerable extent on information given by the Company. We have accepted advice given to us on such matters as the proposed development scheme, and a letter dated 26 June 2025 from Lands Department regarding the proposed lease modification and land premium offer and all other relevant matters. We have not verified the correctness of any information, including their translation supplied to us concerning the Property, whether in writing or verbally by the Company, the Company's representatives or by their legal or professional advisers or by any (or any apparent) occupier of the Property or contained on the register of title. We assume that this information is complete and correct.

Inspection

We have carried out inspection of the Property on 24 August 2026 by Brian Ng MRICS RICS Registered Valuer. As inspected, the Property was a vacant site.

Identity of the Property to be valued

We have exercised reasonable care and skill (but will not have an absolute obligation to you) to ensure that the Property, identified by the property address in your instructions, is the property inspected by us and contained within our valuation report. If there is ambiguity as to the property address, or the extent of the property to be valued, this should be drawn to our attention in your instructions or immediately upon receipt of our report.

Property Insurance

We have valued the Property on the assumption that, in all respects, it is insurable against all usual risks including terrorism, flooding and rising water table at normal, commercially acceptable premiums.

Areas and Age

As instructed, we have relied upon areas as available from a quoted source. The floor areas quoted throughout the report are based on the information provided by the Company. Otherwise, dimensions and areas would be measured from plans and calculated in accordance with, where appropriate, the current HKIS Code of Measuring Practice and area quoted to a reasonable approximation, with reference to their source. We have also assumed that the site areas, floor areas, measurements and dimensions shown on the documents handed to us are correct and in approximations only. Where the age of the building is estimated, this is for guidance only.

Structural and Services Condition

We have carried out visual inspection only without any structural investigation or building survey. During our limited inspection, we did not inspect any inaccessible areas. We are unable to confirm whether the Property is free from urgent or significant defects or items of disrepair or any deleterious materials have been used in the construction of the Property. Our valuation has therefore been undertaken on the basis that the Property was in satisfactory repair and condition, contains no deleterious materials and it is sound order and free from structural faults, rot, infestation or other defects, and that the services are in a satisfactory condition.

Ground Condition

We have assumed there to be no unidentified adverse ground or soil conditions and that the load bearing qualities of the site of the Property is sufficient to support the building constructed or to be constructed thereon; and that the services are suitable for any existing or future development. Our valuation is therefore prepared on the basis that no extraordinary expenses or delays will be incurred in this respect.

Environmental Issues

We are not environmental specialists and therefore we have not carried out any scientific investigations of sites or buildings to establish the existence or otherwise of any environmental contamination, nor have we undertaken searches of public archives to seek evidence of past activities that might identify potential for contamination. In the absence of appropriate investigations and where there is no apparent reason to suspect potential for contamination, our valuation is prepared on the assumption that the Property is unaffected. Where contamination is suspected or confirmed, but adequate investigation has not been carried out and made available to us, then the valuation will be qualified.

Compliance with Relevant Ordinances and Regulations

We have assumed the building is in line with all planning and building regulations and guidelines. In our valuation, we have disregarded the Notices currently registered against the Property, if any, and the effects of the defects on the value and safety of the Property. We have further assumed that, for any use of the Property upon which this report is based, any and all required licences, permits, certificates, consents, approvals and authorization have been obtained, except only where otherwise stated.

Limitation on Liability

Knight Frank Petty Limited's total liability for any direct loss or damage (whether caused by negligence or breach of contract or otherwise) arising out of or in connection with this Valuation is limited in accordance with the terms of the Agreement. Knight Frank accepts no liability for any indirect or consequential loss or for loss of profits.

We confirm that we hold adequate and appropriate Professional Indemnity Insurance cover for this instruction.

No claim arising out of or in connection with this valuation report may be brought against any member, employee, partner, director or consultant of Knight Frank. Those individuals will not have a personal duty of care to any party and any claim for losses must be brought against Knight Frank.

In accordance with our standard practice, we must state that this report and valuation is for the use 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. We do not accept liability to any third party or for any direct or indirect consequential losses or loss of profits as a result of this report.

Knight Frank has prepared the valuation based on the information and data available to us as at the Valuation Date. While the current market is influenced by various policies and regulations, increased global conflicts could add further fluctuations in real estate market. It must be recognised that enactment of emergency measures,

changes in mortgage requirements or international tensions could be immediate and have sweeping impact on the real estate market apart from typical market variations. It should therefore be noted that any market violation, policy, geopolitical and social changes or other unexpected incidents after the Valuation Date may affect the value of the Property.

Currency

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

Yours faithfully
For and on behalf of
Knight Frank Petty Limited



Michelle Man

MRICS MHKIS RICS Registered Valuer
Senior Director
Valuation & Advisory



Cyrus Fong

FHKIS FRICS MCIREA RICS Registered Valuer RPS(GP)
Executive Director
Head of Valuation & Advisory, Greater China

Note: Ms. Michelle Man is a qualified valuer who has over 15 years of extensive experiences in valuation of properties including development sites, residential, commercial, industrial properties in Hong Kong.

Mr. Cyrus Fong is a qualified valuer who has over 20 years of extensive experiences in valuation of properties including development sites, residential, commercial, industrial properties in the PRC, Hong Kong, Asia Pacific region for various valuation purposes.

VALUATION REPORT

Property for sale to be disposed of	Description and Tenure	Particulars of Occupancy	Market Value as at 31 August 2026
1. Nos. 164-164A Boundary Street, Kowloon (the "Property"). The Remaining Portion of Section H and Sub-Section 5 of Section H of Kowloon Inland Lot No. 2097. (the "Lots").	<p>Nos. 164-164A Boundary Street is situated on the southern side of Boundary Street, close to its junction with La Salle Road in Kowloon. It is a parcel of land with a site area of approximately 5,054 sq ft (469.5 sq m).</p> <p>As per the proposed development scheme, the Property is proposed to be redeveloped into a 19-storey residential building (excluding a transfer plate) comprising a total of 28 residential units with a maximum permitted gross floor area of approximately 25,268 sq ft (or 2,347.5 sq m).</p> <p>The Lots are held under Government Lease for a term of 75 years renewable for 75 years commencing from 6 February 1928 at an annual Government Rent at HK\$36,144.</p>	As per our inspection, the Property was a redevelopment site.	HK\$100,000,000 (Hong Kong Dollars One Hundred Million) on redevelopment basis.

Notes:

- (1) The Gross Development Value of the proposed development of the Property, on an immediate vacant possession basis and assuming it was completed in accordance with the proposed building plans subject to lease modification and payment of land premium as at the Valuation Date, was in the sum of HK\$511,000,000 (Hong Kong Dollars Five Hundred and Eleven Million).
- (2) As per the Letter from Lands Department dated 26 June 2025 provided by the Client, the land premium was HK\$112,320,000 as at the Valuation Date.
- (3) The estimated total construction costs including professional fees are approximately HK\$152,100,000.

- (4) The assessed site value of the Property is the net or residual value that remains on the Property from the sales proceeds of the completed Proposed Development after deducting all the costs of the development, namely the cost of construction, cost of finance, professional fees, marketing costs and an allowance of the profit required for the development which is assumed to have been completed on the site as at the Valuation Date as illustrated below:

Item	Basis	Adopted Figure
<u>Sales proceeds of the completed Proposed Development</u>		
Adopted Average Unit Rate	Based on market evidence (Refer to Appendix - Market Transactions)	Residential: HK\$25,400 per sq ft on saleable area Private Parking Space: HK\$2,000,000 per space Motorcycle Parking Space: HK\$100,000 per space
Saleable Area	Provided by the Client	18,525 sq ft
Car Parking Spaces	Provided by the Client and based on requirements of Letter from Lands Department	20 Private Parking Spaces 1 Motorcycle Parking Space
<u>Deduct: Costs of development</u>		
Land Premium	Letter from Lands Department dated 26 June 2025 provided by the Client	HK\$112,320,000
Cost of Construction	Building Cost Data for private sector developments 1st Quarter 2026 from Rider Levett Bucknall	HK\$143,500,000 (including contingencies)
Cost of Finance	With reference to best lending rate.	5.25% (discount rate of present value)
Professional Fees		0.5% on Land Premium 6% on Construction Costs
Marketing Costs	Based on our in-house research and database	3%
Developer's Profit		20%
Construction Period		3 years
Market Value on redevelopment basis	Residual value that remains on the Property from the sales proceeds of the completed Proposed Development after deducting costs of development	HK\$100,000,000

(5) Based on the parameters, the computation is set out below:

Item	Basis	Figure
<u>Sales proceeds of the completed Proposed Development</u>		
Residential	Unit Rate x Saleable Area (HK\$25,400 x 18,525 sq ft)	HK\$470,535,000
Car Parking Spaces	Unit Rate x No. of spaces (HK\$2,000,000 per space x 20 car parking spaces) (HK\$100,000 per space x 1 Motorcycle parking space)	HK\$40,100,000
Gross Development Value (GDV)	Rounded Sum of GDV of residential and car parking spaces (HK\$470,535,000 + HK\$40,100,000)	HK\$510,635,000
GDV less Marketing Cost	Based on our in-house research and database (HK\$510,635,000 x (1-3%))	HK\$495,315,950
Present Value (PV) of GDV less Marketing Cost	With reference to best lending rate. (HK\$495,315,950 x $(1/(1+5.25\%)^3 \text{ years})$)	HK\$424,830,804
<u>Deduct: Costs of development</u>		
Land Premium	Letter from Lands Department dated 26 June 2025 provided by the Client	HK\$112,320,000
<i>Professional Fees for Land Premium</i>	<i>Based on our in-house research and database (Land Premium x (1+Professional Fees)) (HK\$112,320,000 x (1+0.5%))</i>	<i>HK\$112,881,600</i>
<i>Developer's Profit on Land Premium (including professional fees)</i>	<i>Based on our in-house research and database (HK\$112,881,600 x (1+20%))</i>	<i>HK\$135,457,920</i>
Construction Cost	Building Cost Data for private sector developments 1st Quarter 2026 from Rider Levett Bucknall	HK\$143,500,000 (including contingencies)
<i>Professional Fees for Construction Cost</i>	<i>Based on our in-house research and database (HK\$143,500,000 x (1+6%))</i>	<i>HK\$152,110,000</i>
<i>Developer's Profit on Construction Cost</i>	<i>Based on our in-house research and database (HK\$152,110,000 x (1+20%))</i>	<i>HK\$182,532,000</i>
<i>Present Value for Construction Cost</i>	<i>With reference to best lending rate. (HK\$182,532,000 x $(1/(1+5.25\%)^{1.5 \text{ years}})$)</i>	<i>HK\$169,046,372</i>
Site Value including Developer's Profit on Land	(PV of GDV less Marketing Cost – Land Premium including Professional Fees and Developer's Profit – PV of Construction Cost)	HK\$120,326,512
Market Value on redevelopment basis	Based on our in-house research and database (Site Value including Developer's Profit) / (1+ Developer's Profit on Land) (HK\$120,326,512 / (1+20%))	Approximately HK\$100,000,000

- (6) According to the land register records obtained from the Land Registry, the registered owner of the Property was Wise Capital Holdings Limited as at the Valuation Date.
- (7) The Property was situated within an area zoned as “Residential (Group B)” under the Draft Ho Man Tin Outline Zoning Plan No. S/K7/25 as at the Valuation Date.
- (8) The Property was subject to the following encumbrances: -
 - (i) Mortgage dated 22 December 2021 in favour of Hang Seng Bank Limited to secure all moneys in respect of general banking facilities vide memorial no 22011102310077.
 - (ii) Assignment of Rental Income and Sale Proceeds dated 22 December 2021 in favour of Hang Seng Bank Limited vide memorial no 22011202050030.

Appendix Salient Conditions of letter from Lands Department

Item

Restrictions

User:

Private residential purposes

Total GFA:

Not less than 1,409 m² and not exceeding 2,347.5 m²

Minimum size of Residential units:

Saleable area of each residential units not less than 26m²

Parking Provisions:

(i) Residential Parking Spaces:

For a block or blocks of residential units :

Size of each residential unit	No. of the residential parking spaces to be provided
Less than 40m ²	One space for every 8.0 residential units or part thereof
Not less than 40m ² but less than 70m ²	One space for every 3.3 residential units or part thereof
Not less than 70m ² but less than 100m ²	One space for every 1.6 residential units or part thereof
Not less than 100m ² but less than 130m ²	One space for every 0.9 residential units or part thereof
Not less than 130m ² but less than 160m ²	One space for every 0.7 residential unit or part thereof
Not less than 160m ²	One space for every 0.5 residential unit or part thereof

(ii) Visitors' Parking Spaces:

Additional parking spaces at a rate to be calculated by reference to the number of residential units provided in any block of residential units as set out in the table below subject to a minimum of two such spaces within the Lots:

Number of residential units per block	Number of visitors' parking spaces per block
30 or below	1
31 to 45	2
46-60	3
61-75	4
Above 75	5

Item**Restrictions****(iii) Parking Spaces for Disabled Persons**

Out of the Residential Parking Spaces and the Visitors' Parking Spaces, the Lessees and their Assigns shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as the Building Authority may require and approve.

(iv) Motor Cycle Parking Spaces

One space for every 100 residential units or part thereof.

(v) Loading and Unloading Requirements

One space for every 800 residential units or part thereof subject to a minimum of one L/UL space for each block of residential units.

Flexibility in parking, loading and unloading provisions:

(i) Residential Parking Spaces, Visitors' Parking Spaces, Motor Cycle Parking Spaces and Loading/Unloading Spaces may be increased or reduced by not more than 5% or 50 in number, whichever is the lesser

(ii) In addition, the Residential Parking Spaces and Motor Cycle Parking Spaces may be increased or reduced by not more than 5%

Appendix Market Transactions

In our valuation, we have made reference to the market transactions. The following transactions show a range of unit rates. The unit rates shown are before adjustments to show the discrepancies between the Property and the comparables. They should not be applied directly before any appropriate adjustments. The general basis of adjustment is that if the comparables are superior to that of the property, a downward adjustment is made (represented with “-ve”). Alternatively, if the comparables are inferior or less desirable to that of the property, an upward adjustment is made (represented with “+ve”).

- (i) For adjustment on time, appropriate adjustment was made between Valuation Date and transaction date of comparables with reference to the price indices of Class B private domestic property issued by Rating and Valuation Department as at the time we performed.
- (ii) For adjustment on location, it refers to the difference in the overall comprehensiveness of local amenities, neighborhood environment, and accessibility between the location of the property and that of the comparables.
- (iii) For adjustment on size, in general, the unit rate of a property with a relatively smaller area would achieve higher unit rate than of a property with a relatively larger area and vice versa.
- (iv) For adjustment on floor level, in general, the unit rate of a property on higher floor would achieve higher unit rate than of a property on lower floor and vice versa.
- (v) For adjustment on headroom, it refers to the difference in floor-to-floor height between the property and the comparables. In general, the taller the headroom, the higher the unit rate.
- (vi) For adjustment on view, it refers to the difference in view between the property and the comparables. In general, the open view is more sought after than building view, hence achieving a higher unit rate.
- (vii) For adjustment on building age: It refers to the difference in building age between the property and the comparables. In general, the younger the building age, the higher the unit rate.

The selection criteria of sales comparables for the property are residential transactions within eight months from the Valuation Date, i.e. the transactions within the period from 1 January 2026 to 31 August 2026 of residential properties in Ho Man Tin with similar size of which saleable area between 550 sq ft to 700 sq ft, of similar development type and scale and typical unit type exclusive of car parking spaces which building age are completed within five years. Appropriate adjustments and analysis are considered to the differences in time, location, size, floor level, headroom, view, building age and other characters between the comparables and the Property.

Details of the comparable information and the adjustment logic are set out below. The list of the comparables is exhaustive based on the above selection criteria as at the time we performed.

	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6	Comparable 7	Comparable 8
Unit	E	F	F	F	A	F	F	A
Floor	16	18	20	19	15	8	9	11
Development	Garden Crescent	128 Waterloo	128 Waterloo	128 Waterloo	Garden Crescent	One Princeton	One Princeton	Garden Crescent
Address	No. 93 Waterloo Road	No. 128 Waterloo Road	No. 128 Waterloo Road	No. 128 Waterloo Road	No. 93 Waterloo Road	No. 266 Prince Edward Road West	No. 266 Prince Edward Road West	No. 93 Waterloo Road
Date of Transaction	1 Jun 2026	15 May 2026	15 May 2026	14 May 2026	8 Apr 2026	4 Feb 2026	20 Jan 2026	9 Jan 2026
Year Built	2022	2021	2021	2021	2022	2024	2024	2022
Consideration (HK\$)	\$15,500,000	\$14,800,000	\$14,800,000	\$14,800,000	\$17,650,000	\$14,802,000	\$15,246,000	\$16,337,000
Saleable Area (SA) (sq ft)	641	551	551	551	698	671	671	698
Unit Rate on SA (approx.) (HK\$ per sq ft)	\$24,181	\$26,860	\$26,860	\$26,860	\$25,287	\$22,060	\$22,721	\$23,405
<u>Adjustments</u>								
Time	-	-	-	-	+ve	+ve	+ve	+ve
Location	-	-ve	-ve	-ve	-	-	-	-
Size	+ve	-ve	-ve	-ve	+ve	+ve	+ve	+ve
Floor Level	-ve	-ve	-ve	-ve	-ve	+ve	+ve	-
Floor-to-Floor Height	-ve	-ve	-ve	-ve	-ve	-ve	-ve	-ve
View	+ve	-	-	-	-	+ve	+ve	-
Building Age	+ve	+ve	+ve	+ve	+ve	+ve	+ve	+ve
Total Adjustments	2.9%	-3.3%	-4.3%	-3.8%	2.5%	10.7%	12.3%	8.7%
Adjusted Unit Rate on SA (approx.) (HK\$ per sq ft)	\$24,882	\$25,974	\$25,705	\$25,839	\$25,919	\$24,420	\$25,516	\$25,441

The unit rate of these comparables after adjustments ranges from HK\$24,420 per sq ft to HK\$25,974 per sq ft on saleable area basis. In our valuation, we have adopted average unit rate of approximately HK\$25,400 per sq ft on saleable area basis to derive residential portion of the gross development value of the property.

The selection criteria of sales comparables for the property are car parking spaces transactions within one year from the Valuation Date, i.e. the transactions within the period from 1 September 2025 to 31 August 2026 of residential properties in Ho Man Tin of similar development type and scale which were completed in 2014 or after. Appropriate adjustments and analysis are considered to the differences in time, location, vertical circulation and other characters between the comparables and the Property.

Details of the comparable information and the adjustment logic are set out below. The list of the comparables is exhaustive based on the above selection criteria as at the time we performed.

	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
Car Parking Space	No. C18	No. 19	No. P24	No. R16	No. C09
Floor	Basement 1/F	Basement 1 Floor	Ground Floor	Basement Floor	Basement 2/F
Development	Garden Crescent	Paxton	8 LaSalle	One Princeton	Garden Crescent
Address	No. 93 Waterloo Road	No. 313 Prince Edward Road West	No. 8 La Salle Road	No. 266 Prince Edward Road West	No. 93 Waterloo Road
Date of Transaction	20 May 2026	7 May 2026	15 Oct 2025	17 Sept 2025	15 Sept 2025
Year Built	2022	2014	2014	2024	2022
Consideration (HK\$)	\$2,800,000	\$2,500,000	\$3,000,000	\$3,380,000	\$2,800,000
<u>Adjustments</u>					
Time	-	-	+ve	+ve	+ve
Location	-	-	-	-	-
Vertical Circulation	-ve	-ve	-ve	-ve	-ve
Total Adjustments	-30%	-30%	-23%	-23%	-23%
Adopted Unit Rate	\$1,960,000	\$1,750,000	\$2,316,000	\$2,612,740	\$2,164,400

The unit rate of these comparables after adjustments ranges from HK\$1,750,000 per space to HK\$2,612,740 per space. In our valuation, we have adopted average unit rate of approximately HK\$2,000,000 per space to derive residential private parking portion of the gross development value of the property.

The selection criteria of sales comparables for the property are motorcycle parking spaces transactions within one year from the Valuation Date, i.e. the transactions within the period from 1 September 2025 to 31 August 2026 of residential properties in Ho Man Tin / Kowloon City of similar development type and scale which were completed in 2018 or after. Appropriate adjustments and analysis are considered to the differences in time, location, vertical circulation and other characters between the comparables and the Property.

Details of the comparable information and the adjustment logic are set out below. The list of the comparables is exhaustive based on the above selection criteria as at the time we performed.

	Comparable 1	Comparable 2	Comparable 3
Parking Space	No. M1	No. MP2	No. MP1
Floor	Basement Floor	Basement Floor	Basement Floor
Development	La Salle Residence	Allegro	Allegro
Address	No. 6 La Salle Road	No. 138 Carpenter Road	No. 138 Carpenter Road
Date of Transaction	11 Mar 2026	15 Dec 2025	15 Dec 2025
Year Built	2018	2022	2022
Consideration (HK\$)	\$95,000	\$100,000	\$100,000
<u>Adjustments</u>			
Time	+ve	+ve	+ve
Location	-	-	-
Vertical Circulation	-	+ve	+ve
Total Adjustments	1.3%	9.1%	9.1%
Adopted Unit Rate	\$96,235	\$109,100	\$109,100

The unit rate of these comparables after adjustments ranges from HK\$96,235 per space to HK\$109,100 per space. In our valuation, we have adopted average unit rate of approximately HK\$100,000 per space to derive residential motorcycle parking portion of the gross development value of the property.

General Terms of Business for Valuation Services

Important Notice

If you have any queries relating to this Agreement, please let us know as soon as possible and in any event before signing the Terms of Engagement Letter and/or giving us instructions to proceed.

Your instructions to proceed (howsoever received, whether orally or in writing) will constitute your offer to purchase our services on the terms of the Agreement.

Accordingly, our commencement of work pursuant to your instructions shall constitute acceptance of your offer and as such establish the contract between us on the terms of the Agreement.

These General Terms of Business for Valuation Services (the “**General Terms**”), the General Scope of Valuation Work (the “**General Scope of Work**”) and our Terms of Engagement Letter (the “**Engagement Letter**”) together form the agreement between you and us (the “**Agreement**”). References to “**you**”, “**your**” etc. are to persons or entities who are our client and, without prejudice to clauses 3 and 4 below, to any persons purporting to rely on our Valuation.

Unless the context otherwise requires, all other terms and expressions used but not defined herein shall have the meaning ascribed to them in the Engagement Letter.

When used within these General Terms, the General Scope of Work and/or in the Engagement Letter, the term “**Valuation**” shall mean any valuation report, supplementary report or subsequent/update report, produced pursuant to our engagement and any other replies or information we produce in respect of any such report and/or any relevant property. Any words following the terms “**including**”, “**in particular**” or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms.

All of the terms set out in these General Terms shall survive termination of the Agreement.

In the event of any inconsistency between these General Terms, the Scope of Work and the Engagement Letter, the order of precedence should be as follows: (1) the Engagement Letter, (2) the Scope of Work and (3) these General Terms.

1. Knight Frank

- 1.1 Knight Frank Petty Limited (“**Knight Frank**”, “**our**”, “**us**”, “**we**”) is a company with limited liability incorporated in the Hong Kong Special Administrative Region (the “**HKSAR**”).
- 1.2 Our registered office is at 4/F Shui On Centre, 6-8 Harbour Road, Wanchai, Hong Kong.
- 1.3 Any representative of Knight Frank described as *partner* is either a member or an employee of Knight Frank and is not a partner in a partnership. The term *partner* has been retained because it is an accepted way of referring to senior professionals. The term “**Knight Frank Person**” shall, when used herein, mean any member, employee, “partner” or consultant of Knight Frank.
- 1.4 The details of our professional indemnity insurance will be provided to you on request.
- 1.5 Knight Frank is registered for regulation in HKSAR by the Royal Institution of Chartered Surveyors (“**RICS**”). Any Valuation provided by us may be subject to monitoring under RICS Valuer Registration. In accordance with our obligations it may be necessary to disclose valuation files to the RICS. By instructing us, you give us your permission to do so. Where possible, we will give you prior notice before making any such disclosure, although, this may not always be possible. We will use reasonable endeavours to limit the scope of any such disclosure and to ensure any disclosed documents are kept confidential.

- 1.6 Valuations will be carried out in accordance with the relevant edition of the Hong Kong Institute of Surveyors (“**HKIS**”) Valuation Standards, and/or the RICS valuation standards, the RICS Red Book (the “**Red Book**”), by valuers who conform to its requirements and with regard to relevant statutes or regulations.

- 1.7 As required by the RICS, a copy of our complaints procedure is available on request. Please contact the relevant Head of Department if you would like to make a complaint.

- 1.8 Knight Frank is regulated by the RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct and all other applicable mandatory professional practice requirements of the RICS, which can be found at www.rics.org. As a RICS regulated firm, we have committed to cooperating with the RICS in ensuring compliance with its standards.

2. Governing law and jurisdiction

- 2.1 The Agreement and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation or any Valuation shall be governed by and construed in accordance with the laws of the HKSAR.
- 2.2 The courts of the HKSAR shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this Agreement or its subject matter or formation or any Valuation. This will apply wherever the relevant property or the client, or any relevant third party, is located or the service is provided.

3. Limitations on liability

- 3.1 Subject to clause 3.8, our maximum total liability in connection with or arising out of this Agreement and/or its subject matter and/or the Valuation is limited to five times our fee as set out in the Engagement Letter.
- 3.2 Subject to clause 3.8, we will not be liable for any loss of profits, loss of data, loss of chance, loss of goodwill, or any indirect or consequential loss of any kind.
- 3.3 Our liability to you shall be reduced to the extent that we prove that we would have been able to claim a contribution pursuant to the Civil Liability (Contribution) Ordinance Cap 377 of the laws of the HKSAR from one or more of the other professionals instructed by you in relation to any relevant property and/or the Purpose (and in each case if, as a result of an exclusion or limitation of liability in your agreement with such professional, the amount of such contribution would be reduced, our liability to you shall be further reduced by the amount by which the contribution we would be entitled to claim from such professional is reduced).
- 3.4 Subject to clause 3.8, any limitation on our liability will apply however such liability is or would otherwise have been incurred, whether in contract, tort (including negligence), for breach of statutory duty, or otherwise.
- 3.5 Except as set out in clauses 3.6 and 4.7 and 4.8 below, no third party shall have any right to enforce any of the terms of this Agreement,

whether under the Contracts (Rights of Third Parties) Ordinance (Cap 623) or otherwise.

3.6 No claim arising out of or in connection with this Agreement may be brought against any Knight Frank Person. Those individuals will not have a personal duty of care to you or any other person and any such claim for losses must be brought against Knight Frank. Any Knight Frank Person may enforce this clause under the Contracts (Rights of Third Parties) Ordinance (Cap 623) but the terms of this Agreement may be varied by agreement between the client and Knight Frank at any time without the need for any Knight Frank Person to consent.

3.7 No claim, action or proceedings arising out of or in connection with the Agreement and/or any Valuation shall be commenced against us after the expiry of the earlier of (a) six years from the Valuation Date (as set-out in the relevant Valuation) or (b) any limitation period prescribed by law.

3.8 Whether or not specifically qualified by reference to this clause, nothing in the Agreement shall exclude or limit our liability in respect of fraud, or for death or personal injury caused by our negligence or negligence of those for whom we are responsible, or for any other liability to the extent that such liability may not be so excluded or limited as a matter of applicable law.

4. Purpose, reliance and disclosure

4.1 The Valuation is prepared and provided solely for the stated purpose. Unless expressly agreed by us in writing, it cannot be relied upon, and must not be used, for any other purpose and, subject to clause 3.8, we will not be liable for any such use.

4.2 Without prejudice to clause 4.1 above, the Valuation may only be relied on by our Client. Unless expressly agreed by us in writing the Valuation may not be relied on by any third party and we will not be liable for any such purported reliance.

4.3 Subject to clause 4.4 below, the Valuation is confidential to our Client and must not be disclosed, in whole or in part, to any third party without our express written consent (to be granted or withheld in our absolute discretion). Subject to clause 3.8, no liability is accepted to any third party for the whole or any part of any Valuation disclosed in breach of this clause.

4.4 Notwithstanding any statement to the contrary in the Agreement, you may disclose documents to the minimum extent required by any court of competent jurisdiction or any other competent judicial or governmental body or the laws of the HKSAR.

4.5 Neither the whole nor any part of the Valuation and/or any reference thereto may be included in any published document, circular or statement nor published in any way whatsoever whether in hard copy or electronically (including on any website) without our prior written consent and approval of the form and context in which it may appear.

4.6 Where permission is given for the publication of a Valuation neither the whole nor any part thereof, nor any reference thereto, may be used in any publication or transaction that may have the effect of exposing us to liability for actual or alleged violations of the Securities Act 1933 as amended, the Securities Exchange Act of 1934 as amended, any state Blue Sky or securities law or similar federal, state provincial, municipal or local law, regulation or order in either the United States of America or Canada or any of their respective territories or protectorates (the "**Relevant Securities Laws**"), unless in each case we give specific written consent, expressly referring to the Relevant Securities Laws.

4.7 You agree that we, and/or any Knight Frank Person, may be irreparably harmed by any breach of the terms of this clause 4 and that damages may not be an adequate remedy. Accordingly, you agree that we and/or any Knight Frank Person may be entitled to the

remedies of injunction or specific performance, or any other equitable relief, for any anticipated or actual breach of this clause.

4.8 You agree to indemnify and keep fully indemnified us, and each relevant Knight Frank Person, from and against all liabilities, claims, costs (including legal and professional costs), expenses, damages and losses arising from or in connection with any breach of this clause 4 and/or from the actions or omissions of any person to whom you have disclosed (or otherwise caused to be made available) our Valuation otherwise than in accordance with this clause 4.

4.9 You warrant and represent that all information provided to us shall be accurate, complete and up-to-date and can be relied upon by us for the purposes of the Agreement and you shall be liable to us or any other third party for any such information provided by you that is not accurate, complete or up-to-date.

5. Knight Frank network

5.1 Knight Frank Petty Limited / Knight Frank Asset Appraisal Limited is a member of an international network of independent firms which may use the "Knight Frank" name and/or logos as part of their business name and operate in jurisdictions outside the HKSAR (each such firm, an "**Associated Knight Frank Entity**").

5.2 Unless specifically agreed otherwise, in writing, between you and us: (i) no Associated Knight Frank Entity is our agent or has authority to enter into any legal relations and/or binding contracts on our behalf; and (ii) we will not supervise, monitor or be liable for any Associated Knight Frank Entity or for the work or actions or omissions of any Associated Knight Frank Entity, irrespective of whether we introduced the Associated Knight Frank Entity to you.

5.3 You are responsible for entering into your own agreement with any relevant Associated Knight Frank Entity.

5.4 This document has been originally prepared in the English language. If this document has been translated and to the extent there is any ambiguity between the English language version of this document and any translation thereof, the English language version as prepared by us shall take precedence.

6. Severance

If any provision of the Agreement is invalid, illegal or unenforceable, the parties shall negotiate in good faith to amend such provision so that, as amended, it is legal, valid and enforceable and, to the greatest extent possible, achieves the intended commercial result of the original provision. If express agreement regarding the modification or meaning or any provision affected by this clause is not reached, the provision shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision shall be deemed deleted. Any modification to or deletion of a provision under this clause shall not affect the validity and enforceability of the rest of this Agreement.

7. Entire agreement

7.1 The Agreement, together with any Valuation produced pursuant to it (the Agreement and such documents together, the "**Contractual Documents**") constitute the entire agreement between you and us and supersedes and extinguishes all previous agreements, promises, assurances, warranties, representations and understandings between you and us, whether written or oral, relating to its subject matter.

7.2 Subject to clause 3.8 above, you agree that in entering into the Agreement you do not rely on, and shall have no remedies in respect of, any statement, representation, assurance or warranty (whether made innocently or negligently) that is not expressly set out in the Contractual Documents. You further agree that you shall have no claim for innocent or negligent misrepresentation based on any statement set out in the Contractual Documents.

7.3 The Engagement Letter, the Scope of Work and these General Terms shall apply to and be incorporated in the contract between us and will prevail over any inconsistent terms or conditions contained or referred to in your communications or publications or which would otherwise be implied. Your standard terms and conditions (if any) shall not govern or be incorporated into the contract between us.

7.4 Subject to clause 3.8 and clause 6, no addition to, variation of, exclusion or attempted exclusion of any of the terms of the Contractual Documents will be valid or binding unless recorded in writing and signed by duly authorised representatives on behalf of the parties.

8. Assignment

You shall not assign, transfer, mortgage, charge, subcontract, declare a trust over or deal in any other manner with any of the rights and obligations under the Agreement without our prior written consent (such consent to be granted or withheld in our absolute discretion).

9. Force majeure

Neither party shall be in breach of this Agreement nor liable for delay in performing, or failure to perform, any of its obligations under this Agreement if such delay or failure results from events, circumstances or causes beyond its reasonable control.

10. Our fees

10.1 Without prejudice to clause 10.3 below, you become liable to pay our fees upon issuance of the Valuation. For the avoidance of doubt, unless expressly agreed otherwise in writing, the payment of our fees is not conditional on any other events or conditions precedent.

10.2 If any invoice remains unpaid after 30 days of the date on which it is presented, we reserve the right to charge interest, calculated daily, from the date when payment was due until payment is made, at 2% per month.

10.3 If we should find it necessary to use legal representatives or collection agents to recover monies due, you will be required to pay all costs and disbursements so incurred.

10.4 If before the Valuation is concluded you end this instruction, we will charge abortive fees (calculated on the basis of a proportion of the total fee by reference to reasonable time and expenses incurred), with a minimum charge of 50% of the full fee if we have already inspected the property (or any property, if the instruction relates to more than one), or with a minimum charge of 80% of the full fee if we have already submitted draft report.

10.5 If you delay the instruction by more than 30 days or materially alter the instruction so that additional work is required at any stage or if we are instructed to carry out additional work that we consider (in our reasonable opinion) to be either beyond the scope of providing the Valuation or to have been requested after we have finalised our Valuation (including, but not limited to, changing the Valuation Date, or issuing additional reports addressed to third parties, etc.), we will charge additional fees for this work. We will endeavour to agree any additional fees with you prior to commencing the work, however, where this is not possible our hourly rates will apply. Such additional fees will be calculated on the basis of a proportion of the total fee by reference to reasonable time and expenses incurred.

10.6 Where we agree to accept payment of our fees from a third party, such fees remain due from you until payment is received by us.

10.7 Any fee paid in advance for our services will not be held by us as client's money pending the completion of our service to you and it will not be subject to the RICS Clients' Money Protection Scheme.

11. Anti-bribery, corruption & Modern Slavery

11.1 We agree that throughout the term of our appointment we shall:

- (a) Comply with all applicable laws, statutes, regulations, and codes relating to anti-bribery and anti-corruption including but not limited to the Prevention of Bribery Ordinance (Cap 201), (the "Relevant Requirements");
- (b) not engage in any activity, practice or conduct which would constitute an offence under sections 1,2 or 6 of the Bribery Act 2010 if such activity, practice or conduct had been carried out in the UK;
- (c) maintain anti-bribery and anti-corruption policies to comply with the Relevant Requirements and any best practice relating thereto; and
- (d) promptly report to you any request or demand for any undue financial or other advantage of any kind in connection with the performance of our services to you.

11.2 We take all reasonable steps to ensure that we conduct our business in a manner that is consistent with our Human Rights Policy and comply with applicable anti-slavery and human trafficking laws, statutes, regulations and codes from time to time in force including the Modern Slavery Act 2015 of the UK.

12. Data Protection

12.1 For the purposes of this clause "Data Protection Legislation" means the Personal Data (Privacy) Ordinance (Cap 486) The terms "Personal Data", "Data Processor" and "Data Subject" shall have the meanings ascribed to them in the Data Protection Legislation.

12.2 You and we shall comply with applicable requirements of the Data Protection Legislation.

12.3 Without prejudice to the generality of the foregoing, you will not provide us with Personal Data unless the Agreement requires the use of it, and/or we specifically request it from you. By transferring any Personal Data to us you warrant and represent that you have the necessary authority to share it with us and that the relevant Data Subjects have been given the necessary information regarding its sharing and use.

12.4 We may transfer Personal Data you share with us to other Associated Knight Frank Entities and/or group undertakings. Some of these recipients may be located outside of the HKSAR. We will only transfer such Personal Data where we have a lawful basis for doing so and have complied with the specific requirements of the Data Protection Legislation.

12.5 Full details of how we use Personal Data can be found in our Privacy Statement at <http://www.knightfrank.com/legals/privacy-statement>.

General Scope of Valuation Work

As required by the RICS Valuation – Global Standards (the “Red Book”) / International Valuation Standards, this General Scope of Valuation Work describes information we will rely on, the investigations that we will undertake, the limits that will apply to those investigations and the assumptions we will make, unless we are provided with or find information to the contrary.

Definitions

“**Assumption**” is something which it is agreed the valuer can reasonably accept as being true without specific investigation or verification.

“**Property**” is the interest which we are instructed to value in land including any buildings or other improvements constructed upon it.

“**Valuation**” shall mean any valuation report, supplementary report or subsequent/update report, produced pursuant to this engagement and any other replies or information we produce in respect of any such report and/or any relevant property.

1. Property to be valued

1.1 We will exercise reasonable care and skill (but will not have an absolute obligation to you) to ensure that the Property, identified by the address provided in your instructions, is the Property inspected by us and included within our Valuation. If there is ambiguity as to the Property address, or the extent of the Property to be valued, this should be drawn to our attention in your instructions or immediately upon receipt of our Valuation.

1.2 We will rely upon information provided by you, your representative(s) or your legal advisers relating to the Property to be valued, including any tenancies, sub-tenancies or other third-party interests. Any information on title and tenure we are provided with by a third party during the course of our investigations will be summarised in our Valuation but will be subject to verification by your legal advisers. We will not search the original documents to verify ownership or to verify any lease amendments that may not appear on the copies handed to us. We will not make or commission any investigations to verify any of this information. In particular, we will not investigate or verify that :

- (a) all title information relied upon and referred to in our Valuation is complete and correct,
- (b) all documentation is satisfactorily drawn,
- (c) there are no undisclosed onerous conditions or restrictions that could impact on the marketability of the Property valued, and
- (d) there is no material litigation pending, relating to the Property valued.

For Hong Kong Properties

Prior to preparing our report, unless you or your representative(s) provide land search information to us, a search will normally be made in the Land Registry to retrieve details of the Government Lease and any encumbrances registered against it. Information so obtained will be interpreted and analysed with as much care as possible, but you should always arrange for your own legal advisers to check this information prior to entering into any commitment as a result of our report.

For Macau Properties

Whilst we may cause search in the Conservatória do Registo Predial (the Property Registry of Macau) to retrieve relevant information / encumbrances in Chinese registered against the Property, we largely rely on the copies provided by you or your representative(s), in English or Chinese. We do not undertake to require sight of the original documents etc nor to verify the correctness of any information supplied to us, including their translations.

For PRC or Overseas Properties

We normally base our work on information supplied to us only, accept such information at its face value, and do not undertake to require sight of the original documents etc. Nor do we verify the correctness of any information supplied to us, whether in writing or verbally, by you or by your representative(s) or by any (or any apparent) occupier of the property or contained in the copy of the documents.

1.3 Where we provide a plan of the Property in our Valuation, this is for identification only. While the plan reflects our understanding based on the information provided to us, it must not be relied upon to define boundaries, title or easements.

1.4 Our Valuation will include those items of plant and machinery normally considered to be part of the service installations to a building and which would normally pass with the Property on a sale or letting. We will exclude all other items of process plant, machinery, trade fixtures and equipment, chattels, vehicles, stock and loose tools, and any tenant's fixtures and fittings.

1.5 Unless agreed otherwise in writing, we will neither investigate nor include in our Valuation any unproven or unquantified mineral deposits, felled timber, airspace or any other matter which may or may not be found to be part of the Property but which would not be known to a buyer or seller on the valuation date.

1.6 Unless agreed otherwise, our Valuation will make the Assumption that all parts of the Property occupied by the current owner on the valuation date would be transferred with vacant possession and any tenancies, sub-tenancies or other third party interests existing on the valuation date will continue.

1.7 Where requested legal title and tenancy information is not provided in full, in the absence of any information provided to the contrary, our Valuation will make the Assumption that the subject Property has good title and is free from any onerous restrictions and/or encumbrances or any such matter which would diminish its value.

2. Portfolios

2.1 Where instructed to value a portfolio of properties, unless specifically agreed with you otherwise, we will value each Property separately on the basis that it is offered individually to the market.

3. Building specification and condition

3.1 We will note the general condition of any building and any building defect brought to our attention and reflect this in our Valuation. We will not undertake a detailed investigation of the materials or methods of construction or of the condition of any specific building element. We will not test or commission a test of service installations. Unless we become aware during our normal investigations of anything to the contrary and mention this in our Valuation, our Valuation will make the Assumption that:

- (a) any building is in a condition commensurate with its age, use and design and is free from significant defect,
- (b) no construction materials have been used that are deleterious, or likely to give rise to structural defects,
- (c) no potentially hazardous or harmful materials are present, including asbestos,
- (d) all relevant statutory requirements relating to use, construction and fire safety have been complied with,

- (e) any building services, together with any associated computer hardware and software, are fully operational and free from impending breakdown or malfunction, and
- (f) the supply to the building of electricity, data cable network and water, are sufficient for the stated use and occupancy.

3.2 If you require information on the structure or condition of any building, our specialist building surveyors can provide a suitable report as a separate service.

4. Environment and sustainability

4.1 Our Valuation will reflect the market's perception of the environmental performance of the Property and any identified environmental risks as at the valuation date. This may include reflecting information you provide to us that has been prepared by suitably qualified consultants on compliance of existing or proposed buildings with recognised sustainability metrics. Where appropriate, we will research any freely available information issued by public bodies on the sustainability metrics of existing buildings.

4.2 As part of our valuation service, we will not advise on the extent to which the Property complies with any other Environmental, Social or Governance (ESG) metrics or to what extent the building, structure, technical services, ground conditions, will be impacted by future climate change events, such as extreme weather, or legislation aimed at mitigating the impact of such events. If required, KF may be able to advise on ESG considerations and their long-term impact on a Property as a separate service.

5. Ground conditions and contamination

5.1 We may rely on any information you provide to us about the findings and conclusions of any specialist investigations into ground conditions or any contamination that may affect the Property. Otherwise our investigations will be limited to research of freely available information issued by Government Agencies and other public bodies for flood risk, recorded mining activity and radon. We will also record any common sources or indicators of potential contamination observed during our inspection.

5.2 Unless specifically instructed by you to do so, we will not commission specialist investigations into past or present uses either of the Property or any neighbouring property to establish whether there is contamination or potential for contamination, or any other potential environmental risk. Neither will we be able to advise on any remedial or preventive measures.

5.3 We will comment on our findings and any other information in our possession or discovered during our investigations in our Valuation.

5.4 Unless we become aware of anything to the contrary and mention this in our Valuation, for each Property valued our Valuation will make the Assumption that:

- (a) the site is physically capable of development or redevelopment, when appropriate, and that no extraordinary costs will be incurred in providing foundations and infrastructure,
- (b) there are no archaeological remains on or under the land which could adversely impact on value,
- (c) the Property is not adversely affected by any form of pollution or contamination,
- (d) there is no abnormal risk of flooding,
- (e) there are no high voltage overhead cables or large electrical supply equipment affecting the Property,
- (f) the Property does not have levels of radon gas that will require mitigation work,
- (g) there are no invasive species present at the Property or within close proximity to the Property, and

- (h) there are no protected species which could adversely affect the use of the Property.

6. Planning and highway enquiries

6.1 We may research freely available information on planning history and relevant current policies or proposals relating to any Property being valued using the appropriate local authority website. We will not commission a formal local search. Our Valuation will make the Assumption that any information obtained will be correct, but our findings should not be relied on for any contractual purpose.

6.2 Unless we obtain information to the contrary, Our Valuation will make the Assumption that:

- (a) the use to which the Property is put is lawful and that there is no pending enforcement action, and
- (b) there are no local authority proposals that might involve the use of compulsory purchase powers or otherwise directly affect the Property.

6.3 We do not undertake searches to establish whether any road or pathways providing access to the Property are publicly adopted. Unless we receive information to the contrary or have other reason to suspect an adjoining road or other access route is not adopted, our Valuation will make the Assumption that all such routes are publicly adopted.

7. Other statutory and regulatory requirements

7.1 A property owner or occupier may be subject to statutory regulations depending on their use. Depending on how a particular owner or occupier uses a building, the applicable regulations may require alterations to be made to buildings. Our valuation service does not include identifying or otherwise advising on works that may be required by a specific user in order to comply with any regulations applicable to the current or a proposed use of the Property. Unless it is clear that similar alterations would be required by most prospective buyers in the market for a property, our Valuation will make the Assumption that no work would be required by a prospective owner or occupier to comply with regulatory requirements relating to their intended use.

7.2 We will not investigate or comment on licences or permits that may be required by the current or any potential users of the Property relating to their use or occupation.

8. Measurements

8.1 Where building floor areas are required for our Valuation, unless we have agreed to rely on floor areas provided by you or a third party, we will take measurements and calculate the appropriate floor areas for buildings in accordance with the current Hong Kong Institute of Surveyors ("HKIS") Code of Measuring Practice or Royal Institution of Chartered Surveyors ("RICS") Property Measurement Professional Standard. These measurements will be quoted to a reasonable approximation, with reference to their source or taken by us from scaled drawings provided to us. The floor areas will be within a tolerance that is appropriate having regard to the circumstances and purpose of the valuation instruction.

8.2 Where required, any site areas will be quoted from plans or other sources available to us.

9. Investment properties

9.1 Where the Property valued is subject to a tenancy or tenancies, we will have regard to the market's likely perception of the financial status and reliability of tenants in arriving at our valuation. We will not undertake detailed investigations into the financial standing of any tenant. Unless advised by you to the contrary, our Valuation will be based on the Assumption that there are no material rent arrears or breaches of other lease obligations. We will further assume that the tenants will continue to occupy the premises and comply with the

conditions of the tenancies until the expiry of the existing tenancy terms.

10. Development properties

10.1 If we are instructed to value Property for which development, redevelopment or substantial refurbishment is proposed or in progress, we strongly recommend that you supply us with build cost and other relevant information prepared by a suitably qualified construction cost professional, such as a quantity surveyor. We shall be entitled to rely on such information in preparing our valuation. If a professional estimate of build costs is not made available, we will rely on published build cost data but this must be recognised as being less reliable as it cannot account for variations in site conditions and design. This is particularly true for refurbishment work or energy efficiency and environmental upgrades. In the absence of a professionally produced cost estimate for the specific project, we may need to qualify our report and the reliance that can be placed on our valuation.

10.2 For Property in the course of development, we will reflect the stage reached in construction and the costs remaining to be spent at the date of valuation. We will have regard to the contractual liabilities of the parties involved in the development and any cost estimates that have been prepared by the professional advisers to the project. For recently completed developments we will take no account of any retentions, nor will we make allowance for any outstanding development costs, fees, or other expenditure for which there may be a liability.

10.3 We will assume that the property valued will be constructed, occupied and used in full compliance with, and without contravention of any Ordinances, statutory requirements and notices, except only where otherwise stated. We will further assume that, for any use of the property upon which the report is based, any and all required licences, permits, certificates, consents, approvals and authorisations have been or will be obtained, except only where stated otherwise.

11. VAT, taxation and costs

11.1 The reported valuation will be our estimate of the price that would be agreed with no adjustment made for costs that would be incurred by the parties in any transaction, including any liability for VAT, stamp duty or other taxes. It is also gross of any mortgage or similar financial encumbrance.

12. Property insurance

12.1 Except to the limited extent provided in clause 3 and clause 4 above, we do not investigate or comment on how potential risks would be viewed by the insurance market. Our Valuation will be on the Assumption that each Property would, in all respects, be insurable against all usual risks including fire, terrorism, ground instability, extreme weather events, flooding and rising water table at normal, commercially acceptable premiums.

13. Reinstatement cost estimates

13.1 We can only accept a request to provide a building reinstatement cost estimate for insurance purposes alongside our Valuation of the Property interest on the following conditions:

- (a) the assessment provided is indicative, without liability and only for comparison with the current sum insured, and
- (b) the building is not specialised or listed as being of architectural or historic importance.

13.2 Otherwise we can provide an assessment of the rebuilding cost by our specialist building surveyors as a separate service.

14. Legal advice

14.1 We are appointed to provide valuation opinion(s) in accordance with our professional duties as valuation surveyors. The scope of our service is limited accordingly. We are not qualified legal practitioners and we do not provide legal advice. Unless instructed to the contrary, we will not read title or lease documentation and will make the Assumption that summary tenure and tenancy information provided is accurate and includes all material factors that could impact value. If we indicate what we consider the effect of any provision in the Property's title documents, leases or other legal requirements may have on value, we strongly recommend that this be reviewed by a qualified lawyer before you take any action relying on our valuation.

15. Loan security

15.1 If we are requested to comment on the suitability of the Property as a loan security, we are only able to comment on any risk to the reported value that is inherent in either its physical attributes or the interest valued. We will not comment on the degree and adequacy of capital and income cover for an existing or proposed loan or on the borrower's ability to service payments.

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[View DEEDS PENDING REGISTRATION](#)

土 地 註 冊 處 **THE LAND REGISTRY**
 土 地 登 記 冊 **LAND REGISTER**

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
 查冊日期及時間 SEARCH DATE AND TIME: 26/10/2026 15:48
 查冊者姓名 / 名稱 NAME OF SEARCHER:
 KNIGHT FRANK PETTY LIMITED

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 26/10/2026 07:30 之資料
 THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 26/10/2026.

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 就適用政府租契的年期屆滿日期，請參閱由地政總署刊登的相關 續期公告
 The Extension of Government Leases Ordinance is in force. For the expiry date of the lease term of an applicable Government lease, please refer to relevant "Extension Notice" published by the Lands Department.

進行任何交易前，應先向土地註冊處查閱最新的土地紀錄
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物業資料
PROPERTY PARTICULARS

物業參考編號
 PROPERTY REFERENCE NUMBER (PRN): A3459569

地段編號
 LOT NO.: THE REMAINING PORTION OF SECTION H OF KOWLOON INLAND
 LOT NO. 2097
 批約 HELD UNDER: GOVERNMENT LEASE
 年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS
 開始日期 COMMENCEMENT OF LEASE TERM: 06/02/1928
 每年地稅 RENT PER ANNUM: \$18,720.00

所佔地段份數
 SHARE OF THE LOT: 1/3

ADDRESS: GROUND FLOOR
 NO.164 BOUNDARY STREET
 KOWLOON
 地址: 中文地址不詳

備註
 REMARKS: THE DETERMINED RENT IS PT. \$20 P.A (KIL 2097 S.H R.P.)
 THE DETERMINED RENT IS \$10 P.A.
 NEW RENT UNDER GOV'T LEASES ORDINANCE FROM 6.2.03 IS \$7020 P.A. (P.7037)

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
ROSE MARIE DIANA CHAN NEE ALIAS: CHIU MIU LAN -		UB507060	14/06/1965	25/10/1965	-
備註 REMARKS: DEED OF GIFT OF KIL 2097 S.H.					
POON HANG YEE -	TENANT IN COMMON (1/2)	UB3270318	09/01/1987	24/01/1987	\$700,000.00
POON FAI YEE -	TENANT IN COMMON (1/2)				
備註 REMARKS: ASSIGNMENT					
GOLDCASE PROPERTIES LIMITED -		UB8649780	14/03/2002	10/04/2002	\$4,200,000.00
WISE CAPITAL HOLDINGS LIMITED 智財集團有限公司		22011102310014 ASSIGNMENT	22/12/2021	11/01/2022	\$28,000,000.00

物業涉及的轉轍
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
UB649128	02/10/1968	07/11/1968	DEED OF MUTUAL COVENANTS WITH PLAN	-	-
UB912073	01/09/1972	01/09/1972	GOVERNMENT NOTICE NO.2171 OF 1972 PURSUANT TO SECTION 22(1)	-	-
備註 REMARKS: THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE					
UB1443191	04/11/1977	04/11/1977	GOVERNMENT NOTICE NO.2684 OF 1977 PURSUANT TO SECTION 22(2)	-	-
備註 REMARKS: THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE					

UB3230690	09/12/1986	10/12/1986	AGREEMENT FOR SALE AND PURCHASE	POON HANG YEE 1/2 POON FAI YEE 1/2 (TENANTS IN COMMON)	\$700,000.00
UB3270319	09/01/1987	24/01/1987	LEGAL CHARGE TO SECURE GENERAL BANKING FACILITIES	THE KWANGTUNG PROVINCIAL BANK	-
UB3515354	17/09/1987	13/10/1987	DISCHARGE BY RECEIPT	-	-
UB3515355	17/09/1987	13/10/1987	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	DAH SING BANK LIMITED	\$800,000.00
UB6105174	23/08/1994	01/09/1994	RECEIPT ON DISCHARGE OF A CHARGE	-	-
UB6580175	18/03/1996	17/04/1996	LEGAL CHARGE TO SECURE GENERAL BANKING FACILITIES	INTERNATIONAL BANK OF ASIA LIMITED	-
備註 REMARKS: THE CONSIDERATION IS TO AN UNLIMITED EXTENT					
UB8295829	09/01/2001	30/01/2001	RECEIPT ON DISCHARGE OF A CHARGE	-	-
UB8307456	19/01/2001	14/02/2001	MORTGAGE	PACIFIC FINANCE (HONG KONG) LIMITED	-
備註 REMARKS: THE CONSIDERATION IS ALL MONEYS					
UB8649779	14/03/2002	10/04/2002	RECEIPT ON DISCHARGE OF A CHARGE	-	-
UB8615186	25/01/2002	22/02/2002	AGREEMENT FOR SALE AND PURCHASE	GOLDCASE PROPERTIES LIMITED	\$4,200,000.00
備註 REMARKS: SEE ASSIGNMENT M/N 8649780					
UB8649781	14/03/2002	10/04/2002	MORTGAGE	WING LUNG BANK LIMITED	-
備註 REMARKS: THE CONSIDERATION IS ALL MONEYS					
12060401960031	08/05/2012	04/06/2012	RECEIPT ON DISCHARGE OF A CHARGE	-	-
07103001390299	22/03/2007	30/10/2007	ORDER NO. DR00079/K/07 BY THE BUILDING AUTHORITY UNDER S.28(3) OF THE BUILDINGS ORDINANCE	-	-
備註 REMARKS: WITH CLARIFICATION LETTER DATED 21.9.2007					
07121402370292	02/11/2007	14/12/2007	LETTER OF COMPLIANCE	-	-
08032501220345	28/09/2007	25/03/2008	ORDER NO. UBP/07-018/0001/06 BY THE BUILDING AUTHORITY UNDER S.24(1) OF THE BUILDINGS ORDINANCE	-	-
08061800370243	13/05/2008	18/06/2008	LETTER OF WITHDRAWAL	-	-
10072300540149	11/06/2010	23/07/2010	ORDER NO. D00339/K/10 BY THE BUILDING AUTHORITY UNDER SECTION 26 OF THE BUILDINGS ORDINANCE	-	-
19092501720136	19/08/2019	25/09/2019	NOTIFICATION LETTER OF COMPLETION OF WORKS (ORDER NO. "D00339/K/10")	-	-
21092802070054	01/09/2021	28/09/2021	CHINESE PROVISIONAL AGREEMENT FOR SALE AND PURCHASE	WISE CAPITAL HOLDINGS LIMITED	\$28,000,000.00
備註 REMARKS: SEE ASSIGNMENT MEM. NO. 22011102310014					
21101802490030	24/09/2021	18/10/2021	AGREEMENT FOR SALE AND PURCHASE	WISE CAPITAL HOLDINGS LIMITED 智財集團有限公司	\$28,000,000.00
備註 REMARKS: SEE ASSIGNMENT MEM. NO. 22011102310014					
22011102310077	22/12/2021	11/01/2022	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
22011202050030	22/12/2021	12/01/2022	ASSIGNMENT OF RENTAL INCOME AND SALE PROCEEDS	HANG SENG BANK LIMITED 恒生銀行有限公司	-
22060701090057	06/04/2022	07/06/2022	ORDER NO. "DR00294/K/22" BY THE BUILDING AUTHORITY UNDER S.28(3) OF THE BUILDINGS ORDINANCE WITH PLAN	-	-
23032801020600	06/02/2023	28/03/2023	LETTER OF WITHDRAWAL (ORDER NO. "DR00294/K/22")	-	-

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

***** 無 NIL *****
***** 登記冊末端 END OF REGISTER *****

View PROPERTY PARTICULARS
View OWNER PARTICULARS
View INCUMBRANCES
View DEEDS PENDING REGISTRATION

土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
查冊日期及時間 SEARCH DATE AND TIME: 26/10/2026 15:48
查冊者姓名 / 名稱 NAME OF SEARCHER:
KNIGHT FRANK PETTY LIMITED

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 26/10/2026 07:30 之資料
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 07:30 ON 26/10/2026.

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。
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物業資料
PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): B7822947

地段編號
LOT NO.: THE REMAINING PORTION OF SECTION H OF KOWLOON INLAND
LOT NO. 2097
批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 06/02/1928
每年地稅 RENT PER ANNUM: \$18,720.00

所佔地段份數
SHARE OF THE LOT: 1/3

ADDRESS: 1ST FLOOR
NO.164 BOUNDARY STREET
KOWLOON
地址: 中文地址不詳

備註
REMARKS: THE DETERMINED RENT IS PT. \$20 P.A. (KIL 2097 S.H R.P.)
THE DETERMINED RENT IS \$10 P.A.
NEW RENT UNDER GOV'T LEASES ORDINANCE FROM 6.2.03 IS \$5580 P.A. (P.7037)

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
ROSE MARIE DIANA CHAN NEE ALIAS: CHIU MIU LAN -		UB507060	14/06/1965	25/10/1965	-
	備註	REMARKS: DEED OF GIFT OF KIL 2097 S.H.			
CHAN YUK-OI -		UB830188	21/08/1971	16/09/1971	\$160,000.00
	備註	REMARKS: ASSIGNMENT			
LEUNG YU LING DEANNA -		UB1296024	14/07/1976	31/08/1976	\$300,000.00
	備註	REMARKS: ASSIGNMENT			
LAO VINCENT WEN SHIEN -		UB1447097	20/10/1977	15/11/1977	\$480,000.00
	備註	REMARKS: ASSIGNMENT			
CHU ALAIN -	JOINT TENANT	UB2662739	19/10/1984	30/10/1984	\$500,000.00
CHU YIU LAM FUNG -	JOINT TENANT				
	備註	REMARKS: ASSIGNMENT			
CHEERBOND LIMITED -		UB8479707	10/08/2001	01/09/2001	\$2,950,000.00
WISE CAPITAL HOLDINGS LIMITED 智財集團有限公司		22011102310024 ASSIGNMENT	22/12/2021	11/01/2022	\$28,000,000.00

物業涉及的轉轍
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
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UB649128	02/10/1968	07/11/1968	DEED OF MUTUAL COVENANTS WITH PLAN	-	-
UB830189	21/08/1971	16/09/1971	MORTGAGE TO SECURE BANKING FACILITIES	HANG SENG BANK LIMITED	-
UB1002258	08/06/1973	09/07/1973	REASSIGNMENT	-	-
UB912073	01/09/1972	01/09/1972	GOVERNMENT NOTICE NO.2171 OF 1972 PURSUANT TO SECTION 22(1)	-	-
		備註	REMARKS: THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB1296025	14/07/1976	31/08/1976	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	HANG SENG BANK LIMITED	-
UB1447096	19/10/1977	15/11/1977	REASSIGNMENT	-	-
UB1414126	05/08/1977	23/08/1977	AGREEMENT FOR SALE AND PURCHASE	LAO, VINCENT WEN SHIEN	\$480,000.00
UB1443191	04/11/1977	04/11/1977	GOVERNMENT NOTICE NO.2684 OF 1977 PURSUANT TO SECTION 22(2)	-	-
		備註	REMARKS: THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB3616705	29/01/1988	08/02/1988	LEGAL CHARGE TO SECURE GENERAL BANKING FACILITIES	WING HANG BANK LIMITED	-
		備註	REMARKS: FOR CONSIDERATION SEE MEMORIAL		
UB8479706	10/08/2001	01/09/2001	RECEIPT ON DISCHARGE OF A CHARGE	-	-
UB8451394	11/07/2001	03/08/2001	AGREEMENT FOR SALE AND PURCHASE	CHEERBOND LIMITED	\$2,950,000.00
		備註	REMARKS: SEE ASSIGNMENT M/N 8479707		
UB8479705	28/06/2001	01/09/2001	POWER OF ATTORNEY	CHU ALAIN "THE ATTORNEY"	-
		備註	REMARKS: BY CHU YIU LAM FUNG		
UB8523556	18/10/2001	30/10/2001	MORTGAGE	WING LUNG BANK LIMITED	-
		備註	REMARKS: THE CONSIDERATION IS TO AN UNLIMITED EXTENT		
18112600620059	20/11/2018	26/11/2018	RECEIPT ON DISCHARGE OF A CHARGE	-	-
07103001390299	22/03/2007	30/10/2007	ORDER NO. DR00079/K/07 BY THE BUILDING AUTHORITY UNDER S.28(3) OF THE BUILDINGS ORDINANCE	-	-
		備註	REMARKS: WITH CLARIFICATION LETTER DATED 21.9.2007		
07121402370292	02/11/2007	14/12/2007	LETTER OF COMPLIANCE	-	-
10072300540149	11/06/2010	23/07/2010	ORDER NO. D00339/K/10 BY THE BUILDING AUTHORITY UNDER SECTION 26 OF THE BUILDINGS ORDINANCE	-	-
19092501720136	19/08/2019	25/09/2019	NOTIFICATION LETTER OF COMPLETION OF WORKS (ORDER NO. "D00339/K/10")	-	-
21092802070029	01/09/2021	28/09/2021	CHINESE PROVISIONAL AGREEMENT FOR SALE AND PURCHASE	WISE CAPITAL HOLDINGS LIMITED	\$28,000,000.00
		備註	REMARKS: SEE ASSIGNMENT MEM. NO. 22011102310024		
21101501290075	24/09/2021	15/10/2021	AGREEMENT FOR SALE AND PURCHASE	WISE CAPITAL HOLDINGS LIMITED 智財集團有限公司	\$28,000,000.00
		備註	REMARKS: SEE ASSIGNMENT MEM. NO. 22011102310024		
22011102310077	22/12/2021	11/01/2022	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
22011202050030	22/12/2021	12/01/2022	ASSIGNMENT OF RENTAL INCOME AND SALE PROCEEDS	HANG SENG BANK LIMITED 恒生銀行有限公司	-
22060701090057	06/04/2022	07/06/2022	ORDER NO."DR00294/K/22" BY THE BUILDING AUTHORITY UNDER S.28(3) OF THE BUILDINGS ORDINANCE WITH PLAN	-	-
23032801020600	06/02/2023	28/03/2023	LETTER OF WITHDRAWAL (ORDER NO. "DR00294/K/22")	-	-

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 *****

[View PROPERTY PARTICULARS](#)
[View OWNER PARTICULARS](#)
[View INCUMBRANCES](#)
[View DEEDS PENDING REGISTRATION](#)

土 地 註 冊 處 **THE LAND REGISTRY**
 土 地 登 記 冊 **LAND REGISTER**

印製於 PRINTED AT: INTERNET SEARCH (DOWNLOAD)
 查冊日期及時間 SEARCH DATE AND TIME: 26/10/2026 15:48
 查冊者姓名 / 名稱 NAME OF SEARCHER:
 KNIGHT FRANK PETTY LIMITED

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 26/10/2026 07:30 之資料
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物業資料
PROPERTY PARTICULARS

物業參考編號
 PROPERTY REFERENCE NUMBER (PRN): B8489907

地段編號
 LOT NO.: THE REMAINING PORTION OF SECTION H OF KOWLOON INLAND
 LOT NO. 2097
 批約 HELD UNDER: GOVERNMENT LEASE
 年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS
 開始日期 COMMENCEMENT OF LEASE TERM: 06/02/1928
 每年地稅 RENT PER ANNUM: \$18,720.00

所佔地段份數
 SHARE OF THE LOT: 1/3

ADDRESS: 2ND FLOOR & A PORTION OF THE ROOF
 NO.164 BOUNDARY STREET
 KOWLOON
 地址: 中文地址不詳

備註
 REMARKS: THE DETERMINED RENT IS PT. \$20 P.A. (KIL 2097 S.H R.P.)
 THE DETERMINED RENT IS \$10 P.A.
 NEW RENT UNDER GOV'T LEASES ORDINANCE FROM 6.2.03 IS \$6120 P.A. (P.7037)

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
ROSE MARIE DIANA CHAN NEE ALIAS: CHIU MIU LAN -		UB507060	14/06/1965	25/10/1965	-
	備註	REMARKS: DEED OF GIFT OF KIL 2097 S.H.			
YEE CHUN NEE BETTY -		UB649127	02/10/1968	07/11/1968	\$70,000.00
	備註	REMARKS: ASSIGNMENT WITH PLANS			
HONG KONG & SHANGHAI BANK, ADMINISTRATOR HONG KONG (TRUSTEE) LIMITED -		UB690110	01/08/1969	28/08/1969	-
	備註	REMARKS: LETTERS OF ADMINISTRATION			
SIM PEN KIAT -		UB697587	11/09/1969	09/10/1969	\$94,123.00
	備註	REMARKS: ASSIGNMENT			
NANG DY -		UB701268	16/10/1969	31/10/1969	\$132,000.00
	備註	REMARKS: ASSIGNMENT			
WISE STAR COMPANY LIMITED -		UB1496028	16/01/1978	14/03/1978	\$500,000.00
	備註	REMARKS: ASSIGNMENT			
WISE STAR INDUSTRIES LIMITED -		UB1897496	18/08/1978	28/06/1980	-
	備註	REMARKS: CERTIFICATE OF INCORPORATION ON CHARGE OF NAME			
PO CHEONG INDUSTRIES LIMITED 寶昌實業有限公司		10011102810147 ASSIGNMENT	16/12/2009	11/01/2010	\$6,500,000.00

YEUNG WING WAH 楊榮華	14061700370064 ASSIGNMENT	30/05/2014	17/06/2014	\$15,680,000.00
WISE CAPITAL HOLDINGS LIMITED 智財集團有限公司	22011102310034 ASSIGNMENT	22/12/2021	11/01/2022	\$28,000,000.00

註冊摘要編號 MEMORIAL NO.	文書日期 DATE OF INSTRUMENT	註冊日期 DATE OF REGISTRATION	物業涉及的轉讓 INCUMBRANCES		受惠各方 IN FAVOUR OF	代價 CONSIDERATION
			文書性質 NATURE			
UB649128	02/10/1968	07/11/1968	DEED OF MUTUAL COVENANTS WITH PLAN	- -		-
UB649129	02/10/1968	07/11/1968	MORTGAGE	- -	HANG SENG BANK LIMITED	-
UB697586	11/09/1969	09/10/1969	REASSIGNMENT	- -		-
UB912073	01/09/1972	01/09/1972	GOVERNMENT NOTICE NO.2171 OF 1972 PURSUANT TO SECTION 22(1)	- -		-
		備註	REMARKS: THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE			
UB1443191	04/11/1977	04/11/1977	GOVERNMENT NOTICE NO.2684 OF 1977 PURSUANT TO SECTION 22(2)	- -		-
		備註	REMARKS: THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE			
UB1496029	16/01/1978	14/03/1978	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	- -	HANG SENG BANK LIMITED	-
UB1897497	31/05/1980	28/06/1980	REASSIGNMENT	- -		-
UB1897498	31/05/1980	28/06/1980	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	- -	THE NATIONAL COMMERCIAL BANK LIMITED	-
UB2055451	23/01/1981	09/04/1981	REASSIGNMENT	- -		-
UB2055452	23/01/1981	09/04/1981	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	- -	THE HONGKONG AND SHANGHAI BANKING CORPORATION	\$1,500,000.00
10011102810136	16/12/2009	11/01/2010	RELEASE	- -		-
UB2225392	11/01/1982	13/03/1982	FURTHER CHARGE	- -	THE HONGKONG AND SHANGHAI BANKING CORPORATION	\$500,000.00
10011102810136	16/12/2009	11/01/2010	RELEASE	- -		-
UB5519316	02/12/1992	24/12/1992	DEED OF VARIATION OF MEM. NO. 2055452 & 2225392	- -	THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED	-
		備註	REMARKS: FOR CONSIDERATION SEE MEMORIAL			
10011102810136	16/12/2009	11/01/2010	RELEASE	- -		-
07103001390299	22/03/2007	30/10/2007	ORDER NO. DR00079/K/07 BY THE BUILDING AUTHORITY UNDER S.28(3) OF THE BUILDINGS ORDINANCE	- -		-
		備註	REMARKS: WITH CLARIFICATION LETTER DATED 21.9.2007			
07121402370292	02/11/2007	14/12/2007	LETTER OF COMPLIANCE	- -		-
08070701210069	11/08/2006	07/07/2008	NOTICE NO. WC/TE02874/06/K-R02 BY THE BUILDING AUTHORITY UNDER S.24C(1) OF THE BUILDINGS ORDINANCE	- -		-
19070501350261	13/06/2019	05/07/2019	SATISFACTION LETTER (NOTICE NO. "WC/TE02874/06/K-R02")	- -		-
10011102810155	16/12/2009	11/01/2010	MORTGAGE	- -	THE HONGKONG AND SHANGHAI BANKING CORPORATION LIMITED	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES
14062000630083	30/05/2014	20/06/2014	RELEASE	- -		-
10072300540149	11/06/2010	23/07/2010	ORDER NO. D00339/K/10 BY THE BUILDING AUTHORITY UNDER SECTION 26 OF THE BUILDINGS ORDINANCE	- -		-
14032000350074	03/03/2014	20/03/2014	AGREEMENT FOR SALE AND PURCHASE	- -	YEUNG WING WAH 楊榮華	\$15,680,000.00
		備註	REMARKS: SEE ASSIGNMENT MEM. NO. 14061700370064			
14061700370070	30/05/2014	17/06/2014	MORTGAGE	- -	BANK OF CHINA (HONG KONG) LIMITED	ALL MONEYS
22021801880036	22/12/2021	18/02/2022	RECEIPT ON DISCHARGE OF A CHARGE	- -		-
17110601350152	21/09/2017	06/11/2017	SUPERSEDING ORDER NO. "C/TE/003431/17/K" UNDER S. 24(1) OF THE BUILDINGS ORDINANCE WITH PLAN	- -		-

備註 REMARKS:BY THE BUILDING AUTHORITY					
19081900772408	13/06/2019	19/08/2019	LETTER OF COMPLIANCE (ORDER NO. "C/TE/003431/17/K")	- -	-
19092501720136	19/08/2019	25/09/2019	NOTIFICATION LETTER OF COMPLETION OF WORKS (ORDER - NO. "D00339/K/10")	- -	-
20071301250030	28/04/2020	13/07/2020	CERTIFICATE UNDER S. 33(1) - OF THE BUILDINGS ORDINANCE -	- -	-
23022301190210	09/02/2023	23/02/2023	MEMORIAL OF SATISFACTION UNDER S. 33(10) OF THE BUILDINGS ORDINANCE	- -	-
21092802070016	01/09/2021	28/09/2021	CHINESE PROVISIONAL AGREEMENT FOR SALE AND PURCHASE	WISE CAPITAL HOLDINGS LIMITED -	\$28,000,000.00
備註 REMARKS:SEE ASSIGNMENT MEM. NO. 22011102310034					
21101501290056	27/09/2021	15/10/2021	AGREEMENT FOR SALE AND PURCHASE	WISE CAPITAL HOLDINGS LIMITED 智財集團有限公司	\$28,000,000.00
備註 REMARKS:SEE ASSIGNMENT MEM. NO. 22011102310034					
22011102310077	22/12/2021	11/01/2022	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
22011202050030	22/12/2021	12/01/2022	ASSIGNMENT OF RENTAL INCOME AND SALE PROCEEDS	HANG SENG BANK LIMITED 恒生銀行有限公司	-
22060701090057	06/04/2022	07/06/2022	ORDER NO."DR00294/K/22" BY - THE BUILDING AUTHORITY - UNDER S.28(3) OF THE BUILDINGS ORDINANCE WITH PLAN	- -	-
23032801020600	06/02/2023	28/03/2023	LETTER OF WITHDRAWAL (ORDER NO. "DR00294/K/22")	- -	-
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
***** 無 NIL *****					
***** 登記冊末端 END OF REGISTER *****					

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土地註冊處 THE LAND REGISTRY
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查冊日期及時間 SEARCH DATE AND TIME: 26/10/2026 15:48
查冊者姓名 / 名稱 NAME OF SEARCHER:
KNIGHT FRANK PETTY LIMITED

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

本登記冊列明有關物業截至 26/10/2026 07:30 之資料
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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。就適用政府租契的年期屆滿日期，請參閱由地政總署刊登的相關「續期公告」。
The Extension of Government Leases Ordinance is in force. For the expiry date of the lease term of an applicable Government lease, please refer to relevant "Extension Notice" published by the Lands Department.

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): A3459575

地段編號
LOT NO.: SUB-SECTION 5 OF SECTION H OF KOWLOON INLAND LOT NO. 2097
批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 06/02/1928
每年地稅 RENT PER ANNUM: \$17,424.00

所佔地段份數
SHARE OF THE LOT: 1/3

ADDRESS: GROUND FLOOR
NO.164A BOUNDARY STREET
KOWLOON
地址: 中文地址不詳

備註
REMARKS: THE DETERMINED RENT IS \$20 P.A. (KIL 2097 S.H SS.5)
NEW RENT UNDER GOV'T LEASES ORDINANCE FROM 6.2.03 IS \$5760 P.A. (P.7037)

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
CHAU KUEN KIM		UB235635	20/05/1955	27/05/1955	-
備註 REMARKS: DEED OF PARTITION OF KIL 2097 S.H SS.1, S.H SS.2, S.H SS.3, S.H SS.4, S.H SS.5 & S.H R.P. WITH PLAN					
LIZZIE WONG		UB256176	14/01/1957	24/01/1957	\$66,000.00
備註 REMARKS: ASSIGNMENT					
CHEERBOND LIMITED		UB5847756	30/10/1993	18/11/1993	\$3,690,000.00
WISE CAPITAL HOLDINGS LIMITED 智財集團有限公司		22011102310042 ASSIGNMENT	22/12/2021	11/01/2022	\$28,000,000.00

物業涉及的轉讓
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
UB263111	21/06/1957	22/07/1957	DEED OF COVENANT	-	-
UB912073	01/09/1972	01/09/1972	GOVERNMENT NOTICE NO.2171 OF 1972 PURSUANT TO SECTION 22(1)	-	-
備註 REMARKS: THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE					
UB5659268	08/05/1993	27/05/1993	AGREEMENT FOR SALE AND PURCHASE	CHEERBOND LIMITED	\$3,690,000.00
備註 REMARKS: SEE ASSIGNMENT MEM.NO.5847756					
UB5847754	22/05/1993	18/11/1993	STATUTORY DECLARATION OF LIZZIE WONG ALSO KNOWN AS WONG, LIZZIE	-	-
UB5847755	20/02/1993	18/11/1993	POWER OF ATTORNEY BY WONG LEUNG YAM YIN MOLLY "THE	-	-

			LIZZIE	ATTORNEY"	
UB5847757	30/10/1993	18/11/1993	MORTGAGE TO SECURE GENERAL BANKING FACILITIES	WING LUNG BANK LIMITED	\$2,000,000.00
18112600620036	20/11/2018	26/11/2018	RECEIPT ON DISCHARGE OF A CHARGE	-	-
07103001390299	22/03/2007	30/10/2007	ORDER NO. DR00079/K/07 BY THE BUILDING AUTHORITY UNDER S.28(3) OF THE BUILDINGS ORDINANCE	-	-
		備註	REMARKS: WITH CLARIFICATION LETTER DATED 21.9.2007		
07121402370292	02/11/2007	14/12/2007	LETTER OF COMPLIANCE	-	-
10072300540164	11/06/2010	23/07/2010	ORDER NO. D00381/K/10 BY THE BUILDING AUTHORITY UNDER SECTION 26 OF THE BUILDINGS ORDINANCE	-	-
19092501720144	19/08/2019	25/09/2019	NOTIFICATION LETTER OF COMPLETION OF WORKS (ORDER NO. "D00381/K/10")	-	-
21092802070041	01/09/2021	28/09/2021	CHINESE PROVISIONAL AGREEMENT FOR SALE AND PURCHASE	WISE CAPITAL HOLDINGS LIMITED	\$28,000,000.00
		備註	REMARKS: SEE ASSIGNMENT MEM. NO. 22011102310042		
21101501290087	24/09/2021	15/10/2021	AGREEMENT FOR SALE AND PURCHASE	WISE CAPITAL HOLDINGS LIMITED 智財集團有限公司	\$28,000,000.00
		備註	REMARKS: SEE ASSIGNMENT MEM. NO. 22011102310042		
22011102310077	22/12/2021	11/01/2022	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
22011202050030	22/12/2021	12/01/2022	ASSIGNMENT OF RENTAL INCOME AND SALE PROCEEDS	HANG SENG BANK LIMITED 恒生銀行有限公司	-
<p style="text-align: center;">等待註冊的契約 DEEDS PENDING REGISTRATION</p>					
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
<p style="text-align: center;">***** 無 NIL ***** ***** 登記冊末端 END OF REGISTER *****</p>					

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土地註冊處 THE LAND REGISTRY
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查冊日期及時間 SEARCH DATE AND TIME: 26/10/2026 15:48
查冊者姓名 / 名稱 NAME OF SEARCHER:
KNIGHT FRANK PETTY LIMITED

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

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物業資料
PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): A3459589

地段編號
LOT NO.: SUB-SECTION 5 OF SECTION H OF KOWLOON INLAND LOT NO. 2097
批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 06/02/1928
每年地稅 RENT PER ANNUM: \$17,424.00

所佔地段份數
SHARE OF THE LOT: 1/3

ADDRESS: 1ST FLOOR
NO.164A BOUNDARY STREET
KOWLOON
地址: 中文地址不詳

備註
REMARKS: THE DETERMINED RENT IS \$20 P.A. (KIL 2097 S.H SS.5)
NEW RENT UNDER GOV'T LEASES ORDINANCE FROM 6.2.03 IS \$5580 P.A. (P.7037)

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
CHAU KUEN KIM		UB235635	20/05/1955	27/05/1955	-
-		備註 REMARKS: DEED OF PARTITION OF KIL 2097 S.H SS.1, S.H SS.2, S.H SS.3, S.H SS.4, S.H SS.5 & S.H R.P. WITH PLAN			
CHEUNG CHOW YIK CHING		UB259203	07/04/1957	17/04/1957	\$65,500.00
-		備註 REMARKS: ASSIGNMENT CHEUNG CHOW YIK CHING ALIAS CHUANG CHOW YUET CHUN SEE M/N 6857369			
CHEUNG VEH LUN	(1/2)	UB817104	31/05/1971	13/07/1971	-
-		備註 REMARKS: ASSIGNMENT			
CHEUNG CHOW YIK CHING	(1/2)	UB817105	31/05/1971	13/07/1971	\$40,000.00
-		備註 REMARKS: ASGT. BY CHEUNG VEN LUN(CHEUNG CHOW YIK CHING ALIAS CHUANG CHOW YUET CHUN SEE M/N 6857369)NOW SOLE OWNER			
CHUANG KING TAK PETER	JOINT TENANT	UB6857368	22/11/1996	20/12/1996	\$2,000,000.00
-					
CHUANG SO WAH JANICE	JOINT TENANT				
-		備註 REMARKS: CHUANG KING TAK PETER DIED SEE MEM. NO. 06111801680205			
WISE CAPITAL HOLDINGS LIMITED		22011102310052	22/12/2021	11/01/2022	\$28,000,000.00
智財集團有限公司		ASSIGNMENT			

物業涉及的轉轄
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
UB263111	21/06/1957	22/07/1957	DEED OF COVENANT	-	-

UB817103	07/04/1957	13/07/1971	DECLARATION OF TRUST RE 1/2 SHARE	CHEUNG VEN LUN "THE BENEFICIARY"	-
		備註	REMARKS: SEE ASSIGNMENT MEMORIAL NO.817104		
UB912073	01/09/1972	01/09/1972	GOVERNMENT NOTICE NO.2171 OF 1972 PURSUANT TO SECTION 22(1)	- -	-
		備註	REMARKS: THE CROWN RENT AND PREMIUM (APPORTIONMENT) ORDINANCE		
UB6857367	22/11/1996	20/12/1996	MEMORANDUM OF SALE	CHUANG KING TAK PETER CHUANG SO WAH JANICE	\$2,000,000.00
		備註	REMARKS: SEE ASSIGNMENT MEM. NO.6857368		
UB6857369	22/11/1996	20/12/1996	STATUTORY DECLARATION	- -	-
		備註	REMARKS: OF CHUANG CHOW YUET CHUN ALIAS CHEUNG CHOW YIK CHING		
06111801680205	31/08/2005	18/11/2006	CERTIFIED COPY OF AN ENTRY IN A REGISTER OF DEATHS	- -	-
		備註	REMARKS: OF CHUANG KING TAK PETER "DECEASED"		
06111801680211	17/06/2005	18/11/2006	CERTIFICATE OF RECEIPT OF ESTATE DUTY	- -	-
		備註	REMARKS: IN THE ESTATE OF CHUANG KING TAK PETER "DECEASED"		
06112301770155	15/11/2006	23/11/2006	TENANCY AGREEMENT WITH PLAN	TANG KWOK KEI (鄧國基) AND LEE CHI HANG (利智恒) TRADING AS PING PONG TRAINING COMPANY (乒訓社)	SEE REMARKS
		備註	REMARKS: FOR A TERM OF 4 YEARS FROM 15.12.2006 TO 14.12.2010 THE RENT IS \$21,000.00 PER MONTH FROM 15.12.2006 TO 14.12.2008 THE RENT IS \$23,100.00 PER MONTH FROM 15.12.2008 TO 14.12.2010		
07103001390299	22/03/2007	30/10/2007	ORDER NO. DR00079/K/07 BY THE BUILDING AUTHORITY UNDER S.28(3) OF THE BUILDINGS ORDINANCE	- -	-
		備註	REMARKS: WITH CLARIFICATION LETTER DATED 21.9.2007		
07121402370292	02/11/2007	14/12/2007	LETTER OF COMPLIANCE	- -	-
10072300540164	11/06/2010	23/07/2010	ORDER NO. D00381/K/10 BY THE BUILDING AUTHORITY UNDER SECTION 26 OF THE BUILDINGS ORDINANCE	- -	-
11102100910021	18/10/2011	21/10/2011	LEGAL CHARGE/MORTGAGE	HKCB FINANCE LIMITED	ALL MONEYS
22011302080044	22/12/2021	13/01/2022	RECEIPT ON DISCHARGE OF A CHARGE	- -	-
19092501720144	19/08/2019	25/09/2019	NOTIFICATION LETTER OF COMPLETION OF WORKS (ORDER - NO. "D00381/K/10")	- -	-
21092802070066	01/09/2021	28/09/2021	CHINESE PROVISIONAL AGREEMENT FOR SALE AND PURCHASE	WISE CAPITAL HOLDINGS LIMITED	\$28,000,000.00
		備註	REMARKS: SEE ASSIGNMENT MEM. NO. 22011102310052		
21101501290065	24/09/2021	15/10/2021	AGREEMENT FOR SALE AND PURCHASE	WISE CAPITAL HOLDINGS LIMITED 智財集團有限公司	\$28,000,000.00
		備註	REMARKS: SEE ASSIGNMENT MEM. NO. 22011102310052		
22011102310077	22/12/2021	11/01/2022	MORTGAGE	HANG SENG BANK LIMITED 恒生銀行有限公司	TO SECURE ALL MONEYS IN RESPECT OF GENERAL BANKING FACILITIES (PT.)
22011202050030	22/12/2021	12/01/2022	ASSIGNMENT OF RENTAL INCOME AND SALE PROCEEDS	HANG SENG BANK LIMITED 恒生銀行有限公司	-

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 *****
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土地註冊處 THE LAND REGISTRY
土地登記冊 LAND REGISTER

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查冊日期及時間 SEARCH DATE AND TIME: 26/10/2026 15:48
查冊者姓名 / 名稱 NAME OF SEARCHER:
KNIGHT FRANK PETTY LIMITED

查冊種類 SEARCH TYPE: HISTORICAL AND CURRENT

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物業資料
PROPERTY PARTICULARS

物業參考編號
PROPERTY REFERENCE NUMBER (PRN): A3459590

地段編號
LOT NO.: SUB-SECTION 5 OF SECTION H OF KOWLOON INLAND LOT NO. 2097

批約 HELD UNDER: GOVERNMENT LEASE
年期 LEASE TERM: 75 YEARS RENEWABLE FOR 75 YEARS
開始日期 COMMENCEMENT OF LEASE TERM: 06/02/1928
每年地稅 RENT PER ANNUM: \$17,424.00

所佔地段份數
SHARE OF THE LOT: 1/3

ADDRESS: 2ND FLOOR
NO.164A BOUNDARY STREET
KOWLOON
地址: 中文地址不詳

備註
REMARKS: THE DETERMINED RENT IS \$20 P.A. (KIL 2097 S.H SS.5)
NEW RENT UNDER GOV'T LEASES ORDINANCE FROM 6.2.03 IS \$6084 P.A. (P.7037)

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
CHAU KUEN KIM		UB235635	20/05/1955	27/05/1955	-
-		備註 REMARKS: DEED OF PARTITION OF KIL 2097 S.H SS.1, S.H SS.2, S.H SS.3, S.H SS.4, S.H SS.5 & S.H R.P. WITH PLAN			
CHAN YIU YEE	TENANT IN COMMON (1/2)	UB262209	14/06/1957	03/07/1957	\$64,500.00
FRANCIS CHAN AH FATT	TENANT IN COMMON (1/2)				
-		備註 REMARKS: ASSIGNMENT			
KWOK SAU CHING	ADMINISTRATRIX (1/2)	UB382141	22/12/1961	13/11/1962	-
CHAN KAM SING	CO-ADMINISTRATOR				
-		備註 REMARKS: LETTERS OF ADMINISTRATION OF CHAN FAT ALIAS FRANCIS CHAN ALIAS FRANCIS CHAN AH FATT, DECEASED			
YU PAK KAU		UB492026	20/05/1965	26/06/1965	\$105,000.00
-		備註 REMARKS: ASSIGNMENT RE-REGISTERED SEE MEM.NO.3087278			
CHAN SIU HING	EXECUTOR	UB670950	09/01/1969	22/04/1969	-
-		備註 REMARKS: PROBATE			
CHEUNG WAH HO DYESTUFFS COMPANY LIMITED		UB3220879	18/11/1986	01/12/1986	\$1,150,000.00
-		備註 REMARKS: ASSIGNMENT			
YU KAM YUEN LINCOLN		UB4584415	10/10/1990	25/10/1990	\$2,693,551.35 (PT.)
-		備註 REMARKS: ASSIGNMENT (RE-REGISTERED SEE MEM. NO.5558849)			
YU KAM YUEN LINCOLN		UB5558849	10/10/1990	09/02/1993	\$2,693,551.35 (PT.)
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***** 無 NIL *****
***** 登記冊末端 END OF REGISTER *****