

28 January 2025

Dear Sirs

Valuation of Various Properties located in The People's Republic of China (the "Properties")

In accordance with the instructions of Lifestyle China Group Limited (hereinafter referred to as "the Company") for us to value the Properties in the People's Republic of China (the "PRC"), we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market values of the Properties as at 30 November 2024 (the "Valuation Date").

Basis of Valuation

Our valuation is our opinion of the market value of the Properties, which we would define as intended to mean "the estimated amount for which an asset or liability should exchange on the Valuation Date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion."

Market value is understood as the value of an asset or liability estimated 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

Knight Frank (Services) Limited EAA Lic No C-012848

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.

Valuation Methodology

In valuing the property no.1 in Group I which are held by the Company in the PRC for investment purpose and nos. 2 and 3 in Group II which are properties occupied by owner held by the Company in the PRC, we have valued the property by “Income Approach — Term and Reversion Method” by capitalizing the net income shown on tenancy schedules handed to us by the Company and made provisions for reversionary income potential.

In valuing the remaining properties in Group II which are properties occupied by owner held by the Company in the PRC, we have valued these properties by Market Approach and made 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 Properties and the comparable properties such as time, size and location in arriving at our opinion of the market value.

Title Documents and Encumbrances

We have been provided by the Company with extracts of title documents relating to the Properties. However, we have not inspected the original documents to ascertain any amendments which may not appear on the copies handed to us by the Company. In the course of our valuation, we have taken into account the legal opinions provided by the PRC legal advisor, Commerce & Finance Law Offices, stating that the Properties are free from mortgages and encumbrances that could affect their values unless otherwise stated.

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

Source of Information

We have relied to a very considerable extent on the information given by the Company and the legal opinion of the Company’s PRC legal adviser. We have no reason to doubt the truth and accuracy of the information provided to us by the Company and/or its PRC legal adviser which is material to the valuation. We have accepted advice given by the Company on such matters as planning approvals or statutory notices, easements, tenure, ownership, completion dates of buildings, particulars of occupancy, tenancy summaries, floor and site areas and all other relevant matters. Dimensions, measurements and areas included in the valuation report are based on information contained in the documents provided to us and

are therefore only approximations. We have not been able to carry out on-site measurements to verify the correctness of the site and floor areas of the Properties and we have assumed that the site and the floor areas shown on the documents handed to us are correct. We were also advised by the Company that no material facts have been omitted from the information provided.

Inspection and Structural Condition

We have inspected the Properties and the inspections were carried out by our assistant valuers Willow Chen and Penny He from 13 December 2024 to 18 December 2024. Both of them are bachelor's degree graduate having approximately 1 to 2 years of valuation experience. However, no structural survey has been made, but in the course of our inspection, we did not note any serious defects. We are not, however, able to report that the Properties are free from rot, infestation or any other structural defects. No tests were carried out on any of the services.

Identity of Properties to be valued

We exercised reasonable care and skill (but will not have an absolute obligation to the Company) to ensure that the Properties, identified by the property addresses in the instructions, are the Properties inspected by us and contained within our valuation report.

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 Properties are 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 that the Properties have been constructed, occupied and used in full compliance with, and without contravention of any ordinances, statutory requirement and notices except only where otherwise stated. We have further assumed that, for any use of the Properties upon which this report is based, any and all required licenses, permits, certificates, consents, approvals and authorization have been obtained, except only where otherwise stated.

Remarks

In preparing our valuation report, we have complied with current editions of "The HKIS valuation Standards" issued by the Hong Kong Institute of Surveyors ("HKIS") and "The RICS Valuation — Global Standards" (the "Red Book") issued by the Royal Institute of Chartered Surveyors ("RICS"), and the requirements contained in the relevant

provisions of Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited and Rule 11 of the Code on Takeovers and Mergers issued by the Securities and Futures Commission.

As advised by the Company, for property nos. 1 to 5, there may be potential tax liability which would arise if the property interests were to be sold. Should disposal of the property interests located in the PRC be conducted, the potential tax liabilities arising may include value-added tax (5% or 9% on the transaction amount), urban construction and maintenance tax (7% on the value-added tax), educational surcharge (3% on the value-added tax), local educational surcharge (2% on the value-added tax), corporation income tax (25% on net profit upon disposal); stamp duty (0.05% on transaction amount) and land appreciation tax (the applicable rate is ranging from 30% to 60% on the net appreciated amount less deductibles). For property nos. 1 to 5, the likelihood of the relevant tax liability being crystallised is remote as the Company has no detail planning for the disposal of such properties yet.

Currency

Unless otherwise stated, all money amounts stated are in Renminbi (RMB). The adopted exchange rate for conversion between Hong Kong Dollars and RMB is HK\$1=RMB0.92355.

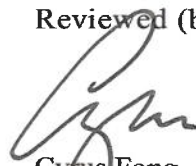
Our summary of values and valuation reports are attached.

Yours faithfully
For and on behalf of
Knight Frank Petty Limited



Gary Lau
MHKIS MRICS RPS(GP) RICS Registered Valuer
Senior Director
Valuation & Advisory

Reviewed (but not undertaken) by:



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

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Notes:

Mr. Cyrus Fong is a fellow member of RICS and HKIS who has over 18 years of extensive experience in the Real Estate Industry. He has conducted numerous assignments for different types of properties including development sites, luxury residential, commercial, industrial properties in Hong Kong, UK and Asia Pacific region for various valuation purposes.

Mr. Gary Lau is a qualified member of RICS and HKIS who has over 15 years of extensive experience in the Real Estate Industry. He has conducted numerous assignments for different types of properties including development sites, residential, office, commercial, logistics, school, convention centre and industrial properties in PRC, UK and Asia Pacific region for various valuation purposes.

SUMMARY OF VALUES

Group I — Investment Property held by the Company in the PRC

Property	Market value in existing state as at 30 November 2024 (RMB)	Approximate equivalent to market value in existing state as at 30 November 2024 (HK\$)
1. Office Portion of Shanghai Jiuguang Center, No. 2188 Gonghexin Road, Jing'an District, Shanghai, the PRC	RMB2,705,000,000	HK\$2,929,000,000

Group II — Property Occupied by Owner held by the Company in the PRC

Property	Market value in existing state as at 30 November 2024 (RMB)	Approximate equivalent to market value in existing state as at 30 November 2024 (HK\$)
2. Retail and Carparking Portion of Shanghai Jiuguang Center, No. 2188 Gonghexin Road, Jing'an District, Shanghai, the PRC	RMB5,010,000,000	HK\$5,425,000,000
3. Suzhou Store, No. 268 Wangdun Road, Industrial Park District, Suzhou, Jiangsu Province, the PRC	RMB2,077,000,000	HK\$2,249,000,000
4. Dalian Jiuguang Store, No. 11 Youhao Road, Zhongshan District, Dalian, Liaoning Province, the PRC	RMB293,000,000	HK\$317,000,000
5. A commercial building located in No. 68 Zhongjie Road, Shenhe District, Shenyang, Liaoning Province, the PRC	RMB1,107,000,000	HK\$1,199,000,000
Total:	<u>RMB11,192,000,000</u>	<u>HK\$12,119,000,000</u>

VALUATION REPORT

Group I — Investment Property held by the Company in the PRC

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2024
1. Office Portion of Shanghai Jiuguang Center, No. 2188 Gonghexin Road, Jing'an District, Shanghai, the PRC	<p>Shanghai Jiuguang Center is a commercial development located at No. 2188 Gonghexin Road. The surrounding area is clustered by shopping malls, including Daning International Commercial Plaza, and Daning Music Plaza.</p> <p>The property is erected on a parcel of land with a site area of approximately 50,153.50 sq m. It comprises two 20-storey office towers with a total gross floor area (the "GFA") of 78,987.41 sq m. The property was completed in 2020.</p> <p>The land use rights of the property have been granted for land use rights terms expiring on 26 July 2062 for office use and 26 July 2052 for commercial, other commercial service, cultural and sports uses respectively.</p>	<p>Portion of the property with a total gross floor area of approximately 31,107.97 sq m is subject to various tenancies, yielding a total monthly rent of approximately RMB4,230,000, exclusive of VAT and management fee and charges.</p> <p>The remaining portion of the property is vacant.</p>	<p>RMB2,705,000,000 (RENMINBI TWO BILLION SEVEN HUNDRED AND FIVE MILLION ONLY) (equivalent to approximately HK\$2,929,000,000)</p>

Notes:

1. Pursuant to the Business License with Unified Social Credit No. 91310000594703976L dated 26 July 2024, Li Yi Da Commercial and Real Estate (Shanghai) Co. Ltd. (利怡達商業置業(上海)有限公司), a wholly-owned subsidiary of the Company, was established as a limited liability company (investment from Taiwan, Hong Kong, and Macau, non-sole proprietorship) from 23 April 2012, with a registered capital of RMB3,249,429,232.
2. Pursuant to the Shanghai State-owned Land Use Rights Transfer Contract Nos. Hu Jing Gui Hua Zi Yuan (2020) Chu Rang He Tong Bu Zi Di 2/Hu Zha Gui Tu (2012) Chu Rang He Tong Di 1 (3.0 Ban) issued by the Shanghai Jing'an District Planning and Natural Resources Bureau dated 10 March 2020, a parcel of land with a site area of 50,153.50 sq m was granted to Li Yi Da Commercial and Real Estate (Shanghai) Co. Ltd. (利怡達商業置業(上海)有限公司) for land use rights terms of 40 years for commercial use and other commercial service use; and 50 years for office use and cultural & sports uses, with expiring on 26 July 2052 and 26 July 2062 respectively.

3. Pursuant to the Real Estate Title Certificate No. Hu (2022) Jing Zi Bu Dong Chan Quan Di 007693 issued by the Shanghai Natural Resources Confirmation and Registration Bureau dated 24 August 2022, the office portion of the property with a GFA of approximately 78,987.41 sq m was granted to Li Yi Da Commercial and Real Estate (Shanghai) Co. Ltd. (利怡達商業置業(上海)有限公司) for land use rights terms of 40 years for commercial use and other commercial service use; and 50 years for office use and cultural & sports uses, with expiring on 26 July 2052 and 26 July 2062 respectively. The property is required to be held as a whole for no less than 10 years after completion.
4. We have been provided with the Group's PRC legal adviser's opinion, which inter-alia, contains the following:
 - (i) Li Yi Da Commercial and Real Estate (Shanghai) Co. Ltd. is the registered right holder of the land use rights of the property;
 - (ii) Li Yi Da Commercial and Real Estate (Shanghai) Co. Ltd. is entitled to occupy, use, lease, transfer or handle the property in other ways according to relevant PRC laws within the specified land use rights term; and
 - (iii) the property is free from mortgage and other encumbrances.

Group II — Property Occupied by Owner held by the Company in the PRC

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2024																				
2. Retail and Carparking Portions of Shanghai Jiuguang Center, No. 2188 Gonghexin Road, Jing'an District, Shanghai, the PRC	<p>Shanghai Jiuguang Center is a commercial development located at No. 2188 Gonghexin Road. The surrounding area is clustered by shopping malls, including Daning International Commercial Plaza, and Daning Music Plaza.</p> <p>The property is erected on a parcel of land with a site area of approximately 50,153.50 sq m. It comprises a 7-storey retail podium with 2 levels of basement with a total GFA of approximately 252,926.88 sq m. The property was completed in 2020. Details of the lettable floor area (the "LFA") of the property are listed as follows:</p> <table border="1"> <thead> <tr> <th>Level</th> <th>Approximate LFA (sq m)</th> </tr> </thead> <tbody> <tr> <td>Level 1</td> <td>9,774.73</td> </tr> <tr> <td>Level 2</td> <td>8,576.07</td> </tr> <tr> <td>Level 3</td> <td>8,520.49</td> </tr> <tr> <td>Level 4</td> <td>7,540.00</td> </tr> <tr> <td>Level 5</td> <td>10,715.58</td> </tr> <tr> <td>Level 6</td> <td>3,966.41</td> </tr> <tr> <td>Level B1</td> <td>10,126.66</td> </tr> <tr> <td>Level B2</td> <td><u>11,082.58</u></td> </tr> <tr> <td>Total:</td> <td><u><u>70,302.52</u></u></td> </tr> </tbody> </table> <p>In addition, the property comprises 1,693 basement car parking spaces.</p> <p>The land use rights of the property have been granted for land use rights terms expiring on 26 July 2062 for office use and 26 July 2052 for commercial, other commercial service, cultural and sports uses respectively.</p>	Level	Approximate LFA (sq m)	Level 1	9,774.73	Level 2	8,576.07	Level 3	8,520.49	Level 4	7,540.00	Level 5	10,715.58	Level 6	3,966.41	Level B1	10,126.66	Level B2	<u>11,082.58</u>	Total:	<u><u>70,302.52</u></u>	The property is an owner-occupied commercial complex.	RMB5,010,000,000 (RENMINBI FIVE BILLION AND TEN MILLION ONLY) (equivalent to approximately HK\$5,425,000,000)
Level	Approximate LFA (sq m)																						
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Notes:

1. Pursuant to the Business License with Unified Social Credit No. 91310000594703976L dated 26 July 2024, Li Yi Da Commercial and Real Estate (Shanghai) Co. Ltd. (利怡達商業置業(上海)有限公司), a wholly-owned subsidiary of the Company, was established as a limited liability company (investment from Taiwan, Hong Kong, and Macau, non-sole proprietorship) from 23 April 2012, with a registered capital of RMB3,249,429,232.
2. Pursuant to the Shanghai State-owned Land Use Rights Transfer Contract Nos. Hu Jing Gui Hua Zi Yuan (2020) Chu Rang He Tong Bu Zi Di 2/Hu Zha Gui Tu (2012) Chu Rang He Tong Di 1 (3.0 Ban) issued by the Shanghai Jing'an District Planning and Natural Resources Bureau dated 10 March 2020, a parcel of land with a site area of 50,153.50 sq m was granted to Li Yi Da Commercial and Real Estate (Shanghai) Co. Ltd. (利怡達商業置業(上海)有限公司) for land use rights terms of 40 years for commercial use and other commercial service use; and 50 years for office use and cultural & sports uses, with expiring on 26 July 2052 and 26 July 2062 respectively.
3. Pursuant to the Real Estate Ownership Certificate No. Hu (2022) Jing Zi Bu Dong Chan Quan Di 007692 issued by the Shanghai Natural Resources Confirmation and Registration Bureau dated 24 August 2022, the retail portion of the property with a GFA of approximately 252,926.88 sq m was granted to Li Yi Da Commercial and Real Estate (Shanghai) Co. Ltd. (利怡達商業置業(上海)有限公司) for a term of 40 years for commercial use and other commercial service use; and 50 years for office use and cultural & sports uses, with expiring on 26 July 2052 and 26 July 2062 respectively. The property is required to be held as a whole for no less than 10 years after completion.
4. We have been provided with the Group's PRC legal adviser's opinion, which inter-alia, contains the following:
 - (i) Li Yi Da Commercial and Real Estate (Shanghai) Co. Ltd. is the registered right holder of the land use rights of the property;
 - (ii) The property is subject to mortgage;
 - (iii) Li Yi Da Commercial and Real Estate (Shanghai) Co. Ltd. is entitled to occupy, use, lease, transfer or handle the property in other ways according to relevant PRC laws within the specified land use rights term; and
 - (iv) Except for the mortgage mentioned in 4(ii), the property is free from mortgage and other encumbrances.

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2024
3. Suzhou Store, No. 268 Wangdun Road, Industrial Park District, Suzhou, Jiangsu Province, the PRC	Suzhou Store is a commercial development located at No. 268 Wangdun Road. The surrounding area is clustered by shopping malls, including Suzhou Center Mall, Harmony Times Square and the Suzhou International Expo Center.	The property is owner-occupied and operated as a department store.	RMB2,077,000,000 (RENMINBI TWO BILLION SEVENTY SEVEN MILLION ONLY) (equivalent to approximately HK\$2,249,000,000)

The property is erected on a parcel of land with a site area of approximately 53,192.77 sq m. It comprises a 4-storey shopping center with 2 levels of basement. The property was completed in 2009. The property also comprises 716 basement car parking spaces.

Details of the approximate LFA of the property are listed as follows:

Level	Approximate LFA (sq m)
Level 1	10,851.00
Level 2	10,345.00
Level 3	11,303.00
Level 4	9,348.00
Level B1	5,952.00
Level B2	<u>127.00</u>
Total:	<u><u>47,926.00</u></u>

The land use rights of the property have been granted for a land use rights term expiring on 27 September 2046 for commercial use.

Notes:

- Pursuant to the Business License with Unified Social Credit No. 91320594798639611G dated 28 July 2023, Lifestyle Plaza (Suzhou) Co., Limited (利福廣場(蘇州)有限公司), a wholly-owned subsidiary of the Company, was established as a limited liability company (foreign investment, non-sole proprietorship) from 1 March 2007, with a registered capital of RMB1,071,072,800.

2. Pursuant to the State-owned Land Use Rights Certificate No. Su Gong Yuan Guo Yong (2007) Di 01045 issued by the Suzhou Municipal People's Government dated 16 March 2007, a parcel of land with a site area of 53,192.77 sq m was granted to Lifestyle Plaza (Suzhou) Co., Limited (利福廣場(蘇州)有限公司) for land use rights terms expiring on 27 September 2046 for commercial use.
3. Pursuant to the State-owned Building Ownership Certificate No. Su Fang Quan Zheng Yuan Qu Zi Di 00447923 issued by the Suzhou Industrial Park District Real Estate Bureau dated 1 November 2012, the property with a GFA of approximately 178,384.18 sq m was granted to Lifestyle Plaza (Suzhou) Co., Limited (利福廣場(蘇州)有限公司) for a term expiring on 27 September 2046 for non-residential use.
4. We have been provided with the Group's PRC legal adviser's opinion, which inter-alia, contains the following:
 - (i) Lifestyle Plaza (Suzhou) Co., Limited is the registered right holder of the land use rights of the property;
 - (ii) Lifestyle Plaza (Suzhou) Co., Limited is entitled to occupy, use, lease, transfer or handle the property in other ways according to relevant PRC laws within the specified land use rights term; and
 - (iii) the property is free from mortgage and other encumbrances.

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2024
4. Dalian Jiuguang Store, No. 11 Youhao Road, Zhongshan District, Dalian, Liaoning Province, the PRC	<p>Dalian Jiuguang Store is a commercial development located at No. 11 Youhao Road. The surrounding area is clustered by shopping malls, including Friendship Shopping Center, Dalian Times Square and the Dalian World Trade Center.</p> <p>The property is erected on a parcel of land with a site area of approximately 4,608.40 sq m. It comprises a 10-storey commercial building with 3 levels of basement. The property was completed in 2003.</p> <p>The property comprises an approximate GFA of 34,944.91 sq m. In addition, the property comprises 59 basement car parking spaces.</p> <p>The land use rights of the property have been granted for a land use rights term expiring on 2 March 2048 for commercial services use.</p>	The property is currently vacant.	<p>RMB293,000,000 (RENMINBI TWO HUNDRED AND NINETY THREE MILLION ONLY) (equivalent to approximately HK\$317,000,000)</p>

Notes:

1. Pursuant to the Business License with Unified Social Credit No. 91210200604887474U dated 16 June 2023, Lifestyle Plaza (Dalian) Co., Ltd. (利福商廈(大連)有限公司), a wholly-owned subsidiary of the Company, was established as a limited liability company (investment from Taiwan, Hong Kong, and Macau, sole proprietorship) from 9 October 1993, with a registered capital of USD4,500,000.
2. Pursuant to the State-owned Land Use Rights Certificate No. Da Guo Yong (2009) Di 01002 issued by the Dalian Municipal People's Government dated 5 March 2009, a parcel of land with a site area of 4,608.40 sq m was granted to Lifestyle Plaza (Dalian) Co., Ltd. (利福商廈(大連)有限公司) for land use rights terms expiring on 2 March 2048 for commercial services use.
3. Pursuant to the Dalian Real Estate Ownership Certificate No. Zhong Dan 2009200271 issued by the Dalian Municipal People's Government dated 9 June 2009, the property with a GFA of approximately 34,944.91 sq m was granted to Lifestyle Plaza (Dalian) Co., Ltd. (利福商廈(大連)有限公司) for non-residential use.

4. We have been provided with the Group's PRC legal adviser's opinion, which inter-alia, contains the following:
- (i) Lifestyle Plaza (Dalian) Co., Ltd. is the registered right holder of the land use rights of the property;
 - (ii) Lifestyle Plaza (Dalian) Co., Ltd. is entitled to occupy, use, lease, transfer or handle the property in other ways according to relevant PRC laws within the specified land use rights term; and
 - (iii) the property is free from mortgage and other encumbrances.

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 November 2024
5.	<p>A commercial building located in No. 68 Zhongjie Road, Shenhe District, Shenyang, Liaoning Province, the PRC</p> <p>The property is a commercial development situated in a prime location of Zhongjie CBD known for its bustling commercial activities. The building is clustered by shopping malls, including Palace 66 and Shenyang Shengjing Big Family Shopping Center, and is accessible via public transportation, with several bus routes nearby.</p> <p>The property is erected on a parcel of land with a site area of approximately 23,076.20 sq m. It comprises a 4-storey retail podium with 3 levels of basement. The property was completed in 2014.</p> <p>The property comprises an approximate GFA of 115,182.39 sq m. In addition, the property comprises 683 basement car parking spaces.</p> <p>The land use rights of the property have been granted for a land use rights term expiring on 22 March 2050 for commercial services use.</p>	The property is currently vacant.	<p>RMB1,107,000,000 (RENMINBI ONE BILLION ONE HUNDRED AND SEVEN MILLION ONLY) (equivalent to approximately HK\$1,199,000,000)</p>

Notes:

1. Pursuant to the Business License with Unified Social Credit No. 91210200604887474U dated 16 June 2023, Shenyang Chuk Yuen Company Limited (瀋陽卓遠置業有限公司), a wholly-owned subsidiary of the Company, was established as a limited liability company (investment from Taiwan, Hong Kong, and Macau, sole proprietorship) from 1 December 2006, with a registered capital of RMB710,090,392.
2. Pursuant to the State-owned Land Use Rights Certificate No. Shenyang Guo Yong (2010) Di 0055 issued by the Shenyang Municipal People's Government dated 22 April 2010, a parcel of land with a site area of 23,076.20 sq m was granted to Shenyang Chuk Yuen Company Limited (瀋陽卓遠置業有限公司) for land use rights terms expiring on 22 March 2050 for commercial services use.
3. Pursuant to the Building Ownership Certificate No. Shen Fang Quan Zheng Zhong Xin Zi Di N060928776 issued by the Shenyang Real Estate Bureau dated 12 September 2016, the property with a GFA of approximately 115,182.39 sq m was granted to Shenyang Chuk Yuen Company Limited (瀋陽卓遠置業有限公司) for commercial department store use.

4. We have been provided with the Group's PRC legal adviser's opinion, which inter-alia, contains the following:
- (i) Shenyang Chuk Yuen Company Limited is the registered right holder of the land use rights of the property;
 - (ii) Shenyang Chuk Yuen Company Limited is entitled to occupy, use, lease, transfer or handle the property in other ways according to relevant PRC laws within the specified land use rights term; and
 - (iii) the property is free from mortgage and other encumbrances.