

*The following is the text of a letter, summary of valuations and valuation certificates issued by DTZ Debenham Tie Leung Limited, an independent property valuer, prepared for the purpose of incorporation in this prospectus in connection with its valuations of the property interests held by the Group as at 31 October 2006. A copy of the full valuation report relating to the property interests of the Group in compliance with paragraph 34(2) of Part II of the Third Schedule of Companies Ordinance prepared by DTZ Debenham Tie Leung Limited is made available for public inspection as described in the section headed "Documents available for inspection" in Appendix VIII to this prospectus.*



10th Floor  
Jardine House  
1 Connaught Place  
Central  
Hong Kong

5 December 2006

The Directors  
Embry Holdings Limited  
7/F Wyler Center II  
200 Tai Lin Pai Road  
Kwai Chung  
Hong Kong

Dear Sirs,

In accordance with your instructions for us to value the property interests held by Embry Holdings Limited (the "Company") and its subsidiaries (hereinafter together referred to as the "Group") in Hong Kong and the People's Republic of China (the "PRC"), as listed in the attached summary of valuations, we confirm that we have carried out inspections, made relevant searches and enquiries and obtained such further information as we consider necessary for the purpose of providing the Group with our opinion of the values of such property interests as at 31 October 2006 (the "date of valuation").

Unless otherwise stated, our valuation of each property interest represents its market value which in accordance with the Valuation Standards on Properties of the Hong Kong Institute of Surveyors is defined as "the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion."

Our valuation of each property interest excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangement, special considerations or concessions granted by anyone associated with the sale, or any element of special value.

In valuing the property interests, we have complied with the requirements set out in Chapter 5 and Practice Notes 12 and 16 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited except for those in respect of which an exemption has been applied in respect of Rule 5.06(1) and Rule 5.06(2) and paragraph 3(a) of Practice Note 16 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and Valuation Standards (First Edition 2005) on Properties issued by the Hong Kong Institute of Surveyors.

In accordance with Practice Note 16 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited, we have excluded the full text of the property interests held by the Group under operating leases from the valuation certificates.

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

In valuing the property interests in Hong Kong which are held under Government Leases expiring before 30 June 1997, we have taken account of the provisions contained in Annex III of the Joint Declaration of the Government of the United Kingdom and the Government of the People's Republic of China on the Question of Hong Kong and the New Territories Leases (Extension) Ordinance 1988 that such leases have been extended without premium until 30 June 2047 and that rents of three per cent of the rateable value for the time being of such property interests are charged per annum from the date of extension.

We have valued the property interests in Group I and II, which are owned by the Group and held for investment by the Group in Hong Kong, on a market basis by making reference to comparable sales transactions as available in the relevant market or where appropriate by capitalizing the rental income derived from the existing tenancy with due provision for any reversionary income potential of the property interests. Property interests which are held and occupied by the Group have been valued on vacant possession basis.

In valuating the property interests in Group III (except No. C1), which are owned by the Group in the PRC, we have valued each of them by the Direct Comparison Method by making reference to comparable sales transactions as available in the relevant market.

Regarding property No. C1, which is owned by the Group in the PRC, due to the specific nature of the buildings and structures, there are no readily identifiable market sales comparables and the buildings and structures cannot be valued by comparison with appropriate market transactions. Therefore, we have adopted the Depreciated Replacement Cost ("DRC") Approach in valuing the property interest. The DRC Approach requires a valuation of the market value of the land in its existing use and an estimate of the new replacement cost of the buildings and structures, from which deductions are then made to allow for the age, condition and functional obsolescence. The DRC Approach generally furnishes the most reliable indication of value for property interest in the absence of a known market based on comparable sales.

The property interests in Groups IV and V, which are leased to the Group in Hong Kong and the PRC, have no commercial values due to prohibition of assignment or sub-letting or lack of substantial profit rents.

We have been provided with copies of extract of documents in relation to the title to the owned properties and copies of tenancy agreements in relation to the leased properties. For all properties in Hong Kong, we have caused searches to be made at the Land Registry and in some instances we have been provided with extracts from title documents relating to those properties. However, we have not searched the original documents to ascertain ownership or to verify any amendments which may not appear on the copies handed to us but have relied upon the information given to us by the Group in the respect of the Group's interests in the properties. In the course of our valuation, we have relied to a very considerable extent on the information given to us by the Group and other related parties and have accepted advice given to us on such matters as planning approvals or statutory notice, easements, tenure, identification of properties, completion dates of buildings, particulars of occupancy, site and floor areas, site and floor plans and all other relevant matters.

Dimensions, measurements and areas included in the attached valuation certificates are based on information provided to us and are therefore only approximations. We have not been able to carry out on-site measurements to verify the site and floor areas of the properties and we have assumed that the areas shown on the copies of the documents handed to us are correct. We have had no reasons to doubt the truth and accuracy of the information provided to us by you which is material to the valuations. We were also advised by the Group that no material facts have been omitted from the information provided. No on-site measurement has been taken.

In the course of our valuation of the property interests in the PRC, we, unless otherwise stated, have assumed that transferable land use rights in respect of the property interests for their respective specific terms at nominal annual land use fee have been granted and that any premium payable has already been fully paid. We have assumed that the grantees or the users of the property interests have free and uninterrupted rights to use or to assign the property interests for the whole of the respective unexpired terms as granted. We have relied on the advice given by the Group and the Group's legal advisers, GFE Law Office, regarding PRC law and the title to each of the property interest.

We have inspected the exterior and, wherever possible, the interior of the properties. However, no structural survey has been made, but in the course of our inspection, we did not note any serious defect. We are not been, however, able to report whether the properties are free of rot, infestation or other structural defects. No test was carried out on any of the services.

Unless otherwise stated, all sums stated in our valuations are in Hong Kong dollars. The exchange rates adopted in our valuations are approximately HK\$1 = RMB1.01, which were approximately the prevailing exchange rates as at the date of valuation.

We enclose herewith a summary of our valuations and our valuation certificates.

Yours faithfully,  
for and on behalf of  
**DTZ Debenham Tie Leung Limited**  
**K. B. Wong**  
*Registered Professional Surveyor*  
*(General Practice Division)*  
*China Real Estate Appraiser*  
*M.H.K.I.S., M.R.I.C.S.*  
*Director*

*Notes:* Mr. K. B. Wong is a Registered Professional Surveyor who has over 20 years experience in the valuation of properties in Hong Kong and the PRC.

## SUMMARY OF VALUATIONS

Property	Capital value in existing state as at 31 October 2006 HK\$
<b>Group I – Property interest held for investment by the Group in Hong Kong</b>	
A1. 6th Floor, Wyler Centre Phase II (also known as Wyler Centre 2), 192-200 Tai Lin Pai Road, Kwai Chung, New Territories	27,700,000
Sub-total:	27,700,000
<b>Group II – Property interest owned by the Group in Hong Kong</b>	
B1. 7th Floor, Lorry Parking Spaces Nos. L12 and L15 on 1st Floor and Parking Spaces Nos. 33, 34, 35, 36 and 37 on 2nd Floor, Wyler Centre Phase II (also known as Wyler Centre 2), 192-200 Tai Lin Pai Road, Kwai Chung, New Territories	30,000,000
Sub-total:	30,000,000
<b>Group III – Property interests owned by the Group in the PRC</b>	
C1. An industrial complex situated at No. 8 Embry Road, Tongjiang Avenue, New District, Changzhou, Jiangsu Province, the PRC	25,000,000

Property	Capital value in existing state as at 31 October 2006 HK\$
C2. Portions of Industrial Building Block 4 situated at Buxin Road, Luohu District, Shenzhen, Guangdong Province, the PRC	17,300,000
C3. Three residential units in Dongle Garden, Buxin Road, Luohu District, Shenzhen, Guangdong Province, the PRC	1,050,000
C4. Unit C-203 Dongan Garden, Buxin Road, Luohu District, Shenzhen, Guangdong Province, the PRC	344,000
C5. Nine residential units in Songquan Apartment, Cuizhu Road North, Luohu District, Shenzhen, Guangdong Province, the PRC	1,710,000
C6. Fifty-one residential units in Block 9, No. 9 Apartment Building, Dongxiao Road, Luohu District, Shenzhen, Guangdong Province, the PRC	7,390,000

<b>Property</b>	<b>Capital value in existing state as at 31 October 2006 HK\$</b>
C7. Two residential units in Block 7, Baijingyuan, Sinolink Garden, Taining Road, Luohu District, Shenzhen, Guangdong Province, the PRC	3,300,000
C8. A site situated in East of Bandinglifu Village, Shengjing Road, Zhangqiu City, Shandong Province, the PRC	11,100,000
	<hr/>
Sub-total:	67,194,000 <hr/>

<b>Property</b>	<b>Capital value in existing state as at 31 October 2006 HK\$</b>
<b>Group IV – Property interests leased to the Group in Hong Kong</b>	
D1. 16 properties leased to the Group in Hong Kong	No commercial value

Property	Capital value in existing state as at 31 October 2006 HK\$
<b>Group V – Property interests leased to the Group in the PRC</b>	
E1. 98 properties leased to the Group in the PRC	No commercial value <hr/>
Sub-total:	No commercial value <hr/>
<b>Grand Total:</b>	<b><u>124,894,000</u></b>

## VALUATION CERTIFICATE

## Group I – Property interest held for investment by the Group in Hong Kong

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006
A1. 6th Floor, Wyler Centre Phase II (also known as Wyler Centre 2), 192-200 Tai Lin Pai Road, Kwai Chung, New Territories  178/11,152nd equal undivided parts or shares of and in The Remaining Portion of Kwai Chung Town Lot No. 130 and the extension thereto	<p>The property comprises the whole workshop area on the 6th Floor of a 31-storey plus a basement industrial building completed in 1989.</p> <p>The property has a gross floor area of approximately 2,379.97 sq.m. (25,618 sq.ft.).</p> <p>The property is held from the Government for a term of 99 years less the last three days from 1 July 1898 which has been statutorily extended until 30 June 2047. The current Government rent payable for the property is an amount equal to 3% of the rateable value for the time being of the property per annum.</p>	<p>As at the date of valuation, the property was leased to a tenant for a term of 4 years from 15 August 2005 to 14 August 2009. The rent from 15 August 2005 to 14 August 2007 is HK\$161,393.4 per month and the rent from 15 August 2007 to 14 August 2009 will be HK\$180,350.72 per month. All rents are exclusive of Government rent, Government rates, management charges and other outgoings of non-capital nature.</p>	HK\$27,700,000

*Notes:*

- (1) The registered owner of the property is Prime Force Advertising Limited, an indirect wholly-owned subsidiary of the Company.
- (2) The property is subject to a mortgage in favour of Hang Seng Bank Limited.

## VALUATION CERTIFICATE

## Group II – Property interest owned by the Group in Hong Kong

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006
B1. 7th Floor, Lorry Parking Spaces Nos. L12 and L15 on 1st Floor and Parking Spaces Nos. 33, 34, 35, 36 and 37 on 2nd Floor, Wyler Centre Phase II (also known as Wyler Centre 2), 192-200 Tai Lin Pai Road, Kwai Chung, New Territories  194/11,152nd equal undivided parts or shares of and in The Remaining Portion of Kwai Chung Town Lot No. 130 and the extension thereto	<p>The property comprises the whole workshop area on the 7th floor, 2 lorry parking spaces on the 1st floor and 5 parking spaces on the 2nd floor of a 31-storey plus a basement industrial building completed in 1989.</p> <p>The property has a gross floor area of approximately 2,379.97 sq.m. (25,618 sq.ft.), excluding the area of the lorry parking spaces and the parking spaces.</p> <p>The property is held from the Government for a term of 99 years less the last three days from 1 July 1898 which has been statutorily extended until 30 June 2047. The current Government rent payable for the property is an amount equal to 3% of the rateable value for the time being of the property per annum.</p>	<p>As at the date of valuation, the property (except the lorry parking spaces and parking spaces) was occupied for storage and ancillary office purposes.</p> <p>Except Parking Spaces Nos. 33 and 34 on 2nd Floor which were licensed to third parties at a monthly licence fee of HK\$2,400 each (inclusive of rates, Government rent and management charges) on a monthly basis, the remaining the lorry parking spaces and parking spaces were vacant or owner-occupied.</p>	HK\$30,000,000

*Notes:*

- (1) The registered owner of the property is Prime Force Advertising Limited, an indirect wholly-owned subsidiary of the Company.
- (2) The property is subject to a mortgage in favour of Hang Seng Bank Limited.

## Group III – Property interests owned by the Group in the PRC

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006
C1. An industrial complex situated at No. 8 Embry Road, Tongjiang Avenue, New District, Changzhou, Jiangsu Province, the PRC	<p>The property comprises an industrial complex erected upon a parcel of land with a site area of approximately 16,700.00 sq.m. (179,759 sq.ft.) completed in 1998.</p> <p>The industrial complex comprises a workshop building, a composite building, a power room and a water pump room. The total gross floor area of the complex is approximately 14,139.76 sq.m. (152,200 sq.ft.).</p> <p>The land use rights of the property have been granted for a term due to expire on 27 June 2045 for composite use.</p>	<p>Portions of the property, comprising a total gross floor area of 12,154.23 sq.m. is leased to Embry (China) Garments Ltd. Changzhou Branch (安莉芳(中國)服裝有限公司常州分公司), a wholly-owned subsidiary of the Group from 1 January 2006 to 31 December 2006 at a total monthly rental of RMB133,697 for production use.</p> <p>The remaining portions of the property are currently occupied by the Group for factory and ancillary office uses.</p>	HK\$25,000,000

## Notes:

- According to Certificate for the Use of State-owned Land Chang Xin Gui Tu Guo Yong (2001) Zi Di No. 045 dated 22 April 2001, the land use rights of the property, comprising a site area of 16,700.00 sq.m., have been granted to Changzhou Embry Development Limited (常州安莉芳發展有限公司), a wholly-owned subsidiary of the Company, for a term due to expire on 27 June 2045 for composite use.
- According to 10 Building Ownership Certificates Chang Xin Fang Fa Zi Di Nos. 000608 to 000617 issued on 22 June 1998, the building ownership rights of the property are vested in Changzhou Embry Development Limited (常州安莉芳發展有限公司), with details as follows:

Building Ownership Certificate Chang Xin Fang Fa Zi Di No.	Building	Site no.	Total no. of storey	Gross floor area (sq.m.)
000608	Level 1, Workshop Building	919032-1	5	1,774.38
000609	Level 2, Workshop Building	919032-2	5	1,866.77
000610	Level 3, Workshop Building	919032-3	5	1,866.77
000611	Level 4, Workshop Building	919032-4	5	1,866.77
000612	Level 5, Workshop Building	919032-5	5	2,003.47
000613	Level 1, Composite Building	919032-6	3	1,334.89
000614	Level 2, Composite Building	919032-7	3	1,334.89
000615	Level 3, Composite Building	919032-8	3	1,440.92
000616	Power Room	919032-9	2	602.36
000617	Water Pump Room	919032-10	1	48.54
			Total:	<u>14,139.76</u>

- (3) According to the Business Licence Qi Du Su Chang Zong Fu Zi Di No. 000775 dated 10 October 2004, Changzhou Embry Development Limited (常州安莉芳發展有限公司) was established with a registered capital of RMB20,000,000 for a valid operation period from 4 March 1993 to 3 March 2043.
- (4) According to the legal opinion issued by the Company's PRC legal advisers:
- (i) Changzhou Embry Development Limited (常州安莉芳發展有限公司) has obtained the land use rights and building ownership rights of the property.
- (ii) Changzhou Embry Development Limited (常州安莉芳發展有限公司) is entitled to transfer, mortgage, lease, bestow, use and dispose of the land use rights and building ownership rights of the property to any third parties (but is not entitled to change the land use without permission) without any supplementary payment of land premium and other substantial fees.
- (iii) The property is not subject to any mortgage.
- (5) In accordance with the legal opinion issued by the Company's PRC legal advisers and the information provided by the Group, the status of title and grant of major approvals and licences are as follows:
- |   |     |
|---|-----|
| Certificate for the Use of State-owned Land | Yes |
| Building Ownership Certificate              | Yes |
| Business Licence                            | Yes |

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006
C2. Portions of Industrial Building Block 4 situated at Buxin Road, Luohu District, Shenzhen, Guangdong Province, the PRC	<p>The property comprises portions of a 5-storey industrial building erected upon a parcel of land with a total site area of approximately 6,755.20 sq.m. (72,713 sq.ft.) completed in 1988.</p> <p>The property has a total gross floor area of approximately 11,067.41 sq.m. (119,130 sq.ft.).</p> <p>The land use rights of the property have been granted for a term of 30 years from 8 January 1985 to 7 January 2015 for industrial and warehouse uses.</p>	The property is currently occupied by the Group for factory and ancillary office uses.	HK\$17,300,000

*Notes:*

- (1) According to 4 Real Estate Sale and Purchase Contracts, Embry (China) Garments Ltd. (安莉芳 (中國) 服裝有限公司), a wholly-owned subsidiary of the Company, purchased portions of the property, with details as follows:

Unit	Date of purchase	Gross floor area (sq.m.)	Consideration (RMB)
4th floor	3 July 2002	2,856.16	2,656,228
A, 1st floor, Middle	29 October 2004	252.88	351,987
5th floor, Middle	29 October 2004	908.29	1,018,193
5th floor, East	27 April 2004	973.60	1,000,000

- (2) According to 11 Real Estate Title Certificates, the land use rights and building ownership rights of the property have been granted to Embry (China) Garments Ltd. (安莉芳 (中國) 服裝有限公司) for a term of 30 years from 8 January 1985 to 7 January 2015 for industrial and warehouse uses, with details as follows:

Real Estate Title Certificate Shen Fang Di Zi Di No.	Portion	Gross floor area (sq.m.)
4244497	2nd floor, Middle	908.40
4245439	3rd floor, East	960.75
4245440	3rd floor, Middle	905.22
4245442	3rd floor, West	960.75
2000111866	4th floor	2856.16
2000205849	5th floor, East	973.60
2000222199	1st floor, West	802.25
2000222214	1st floor, Middle	578.36
2000222197	2nd floor, West	960.75
2000229771	A, 1st floor, Middle	252.88
2000229770	5th floor, Middle	908.29
	<b>Total</b>	<b>11,067.41</b>

- (3) According to the Business Licence Qi Du Yue Shen Zhong Zi Di No. 300087 dated 25 August 2006, Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is a wholly foreign owned enterprise with a registered capital of HK\$11,000,000 for a valid operation period from 18 December 1987 to 18 December 2027.
- (4) According to the legal opinion issued by the Company's PRC legal advisers:
- (i) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) has obtained the land use rights and building ownership rights of the property.
- (ii) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is entitled to transfer, mortgage, lease, bestow, use and dispose of the land use rights and building ownership rights of the property to any third parties (but is not entitled to change the land use without permission) without any supplementary payment of land premium and other substantial fees.
- (iii) The property is not subject to any mortgage.
- (5) In accordance with the legal opinion issued by the Company's PRC legal advisers and the information provided by the Group, the status of title and grant of major approvals and licences are as follows:

Real Estate Sale and Purchase Contract	Yes
Real Estate Title Certificate	Yes
Business Licence	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006
C3. Three residential units in Dongle Garden, Buxin Road, Luohu District, Shenzhen, Guangdong Province, the PRC	<p>The property comprises three residential units on the 4th, 6th and 7th floors of a 7-storey residential building completed in 1989.</p> <p>The property has a total gross floor area of approximately 249.82 sq.m. (2,689 sq.ft.).</p> <p>The land use rights have been granted for a term of 50 years from 3 January 1988 to 2 January 2038 for residential use.</p>	The property is occupied by the Group as staff quarters.	HK\$1,050,000

*Notes:*

- (1) According to three Real Estate Title Certificates Shen Fang Di Zi Di Nos.0005175, 0005229 and 0005230, the land use rights and the building ownership rights of the property have been granted to Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司), a wholly-owned subsidiary of the Company, for a term of 50 years from 3 January 1988 to 2 January 2038 for residential use, with details as follows:

Real Estate Title Certificate Shen Fang Di Zi Di No.	Unit no.	Gross floor area (sq.m.)
0005175	113-6B	86.04
0005229	91-7B	81.89
0005230	103a-4B	81.89
	Total	<u>249.82</u>

- (2) According to the Business Licence Qi Du Yue Shen Zong Zi Di No. 300087 dated 25 August 2006, Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is a wholly foreign owned enterprise with a registered capital of HK\$11,000,000 for a valid operation period from 18 December 1987 to 18 December 2027.
- (3) According to the legal opinion issued by the Company's PRC legal advisers:
- (i) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) has obtained the land use rights and building ownership rights of the property.
- (ii) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is entitled to transfer, mortgage, lease, bestow, use and dispose of the land use rights and building ownership rights of the property to any third parties (but is not entitled to change the land use without permission) without any supplementary payment of land premium and other substantial fees.
- (iii) The property is not subject to any mortgage.
- (4) In accordance with the legal opinion issued by the Company's PRC legal advisers and the information provided by the Group, the status of title and grant of major approvals and licences are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006
C4. Unit C-203, Dongan Garden, Buxin Road, Luohu District, Shenzhen, Guangdong Province, the PRC	<p>The property comprises a residential unit on the 2nd floor of a 8-storey residential building completed in 1989.</p> <p>The property has a gross floor area of approximately 85.79 sq.m. (923 sq.ft.).</p> <p>The land use rights of the property have been granted for a term of 50 years from 27 February 1988 to 26 February 2038 for residential use.</p>	The property is currently occupied by the Group as staff quarters.	HK\$344,000

## Notes:

- (1) According to Real Estate Title Certificate Shen Fang Di Zi Di No. 0042732, the land use rights and the building ownership rights of the property, comprising a gross floor area of 85.79 sq.m., have been granted to Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司), a wholly-owned subsidiary of the Company for a term of 50 years from 27 February 1988 to 26 February 2038 for residential use.
- (2) According to the Business Licence Qi Du Yue Shen Zong Zi Di No. 300087 dated 25 August 2006, Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is a wholly foreign owned enterprise with a registered capital of HK\$11,000,000 for a valid operation period from 18 December 1987 to 18 December 2027.
- (3) According to the legal opinion issued by the Company's PRC legal advisers:
  - (i) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) has obtained the land use rights and building ownership rights of the property.
  - (ii) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is entitled to transfer, mortgage, lease, bestow, use and dispose of the land use rights and building ownership rights of the property to any third parties (but is not entitled to change the land use without permission) without any supplementary payment of land premium and other substantial fees.
  - (iii) The property is not subject to any mortgage.
- (4) In accordance with the legal opinion issued by the Company's PRC legal advisers and the information provided by the Group, the status of title and grant of major approvals and licences are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006
C5. Nine residential units in Songquan Apartment, Cuizhu Road North, Luohu District, Shenzhen, Guangdong Province, the PRC	<p>The property comprises nine residential units on the 1st, 3rd, 4th and 6th floors of a 8-storey residential building completed in 1990.</p> <p>The property has a total gross floor area of approximately 409.35 sq.m. (4,406 sq.ft.).</p> <p>The land use rights of the property have been granted for a term of 50 years from 13 July 1994 to 12 July 2044 for single person apartment use.</p>	The property is currently occupied by the Group as staff quarters.	HK\$1,710,000

*Notes:*

- (1) According to 9 Real Estate Title Certificates, the land use rights and the building ownership rights of the property have been granted to Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司), a wholly-owned subsidiary of the Company, for a term of 50 years from 13 July 1994 to 12 July 2044 for single person apartment use, with details as follows:

Real Estate Title Certificate Shen Fang Di Zi Di No.	Unit no.	Gross floor area (sq.m.)
0212104	13-112	34.80
0212103	13-113	68.07
0212102	13-114	34.03
0212101	13-318	34.03
0212108	13-319	68.07
0212107	13-418	34.03
0212106	13-420	34.03
0212110	16-601	67.10
0212109	16-603	35.19
	Total	<u>409.35</u>

- (2) According to the Business Licence No. Qi Du Yue Shen Zong Zi Di 300087 dated 25 August 2006, Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is a wholly foreign owned enterprise with a registered capital of HK\$11,000,000 for a valid operation period from 18 December 1987 to 18 December 2027.
- (3) According to the legal opinion issued by the Company's PRC legal advisers:
- (i) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) has obtained the land use rights and building ownership rights of the property.
- (ii) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is entitled to transfer, mortgage, lease, bestow, use and dispose of the land use rights and building ownership rights of the property to any third parties (but is not entitled to change the land use without permission) without any supplementary payment of land premium and other substantial fees.
- (iii) The property is not subject to any mortgage.
- (4) In accordance with the legal opinion issued by the Company's PRC legal advisers and the information provided by the Group, the status of title and grant of major approvals and licences are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006
C6. Fifty-one residential units in Block 9, No. 9 Apartment Building, Dongxiao Road, Luohu District, Shenzhen, Guangdong Province, the PRC	<p>The property comprises fifty-one residential units on the 3th to 5th and 7th floors of a 7-storey residential building completed in 1992.</p> <p>The property has a total gross floor area of approximately 2,167.33 sq.m. (23,329 sq.ft.).</p> <p>The land use rights of the property have been granted for a term of 50 years from 8 July 1993 to 7 July 2043 for residential use.</p>	The property is currently occupied by the Group as staff quarters.	HK\$7,390,000

## Notes:

- (1) According to 51 Real Estate Title Certificates, the land use rights and the building ownership rights of the property have been granted to Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司), a wholly-owned subsidiary of the Company for a term of 50 years from 8 July 1993 to 7 July 2043 for residential use, with details as follows:

Real Estate Title Certificate Shen Fang Di Zi Di No.	Unit no.	Gross floor area (sq.m.)	Real Estate Title Certificate Shen Fang Di Zi Di No.	Unit no.	Gross floor area (sq.m.)
2000222202	310	42.25	4202893	421	40.88
2000222190	311	40.88	4202894	422	40.88
2000222192	312	40.88	4202895	423	40.88
2000222183	313	40.88	4202896	424	44.13
2000222180	314	40.88	2000222211	510	42.25
2000222175	315	42.25	2000222204	511	40.88
4202859	401	44.13	2000222169	512	41.55
4202860	402	40.88	2000222167	513	41.55
4202862	403	40.88	2000222166	514	40.88
4202864	404	40.88	2000222188	515	42.25
4202867	405	40.88	2000222178	701	44.13
4202869	406	40.78	2000222207	702	41.54
4202870	407	56.79	2000222171	703	41.55
4202872	408	40.88	2000222213	704	40.88
4202874	409	43.30	2000222173	705	40.88
4202877	410	42.25	2000222205	706	40.78
4202879	411	40.88	2000222182	707	57.44
4202881	412	40.88	2000222174	708	40.88
4202883	413	40.88	2000222186	709	43.30
4202885	414	40.88	2000222195	710	42.25
4202886	415	42.25	2000222177	711	41.55
4202887	416	43.30	2000222176	712	41.54
4202884	417	40.88	2000222209	713	41.54
4202890	418	57.76	2000222172	714	41.55
4202891	419	40.88	2000222170	715	42.25
4202892	420	40.88			

The total gross floor area of the said 51 residential units is 2,167.33 sq.m..

- (2) According to the Business Licence Qi Du Yue Shen Zong Zi Di No. 300087 dated 25 August 2006, Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is a wholly foreign owned enterprise with a registered capital of HK\$11,000,000 for a valid operation period from 18 December 1987 to 18 December 2027.
- (3) According to the legal opinion issued by the Company's PRC legal advisers:
- (i) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) has obtained the land use rights and building ownership rights of the property.
- (ii) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is entitled to transfer, mortgage, lease, bestow, use and dispose of the land use rights and building ownership rights of the property to any third parties (but is not entitled to change the land use without permission) without any supplementary payment of land premium and other substantial fees.
- (iii) The property is not subject to any mortgage.
- (4) In accordance with the legal opinion issued by the Company's PRC legal advisers and the information provided by the Group, the status of title and grant of major approvals and licences are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006
C7. Two residential units in Block 7, Baijingyuan, Sinolink Garden, Taining Road, Luohu District, Shenzhen, Guangdong Province, the PRC	<p>The property comprises two residential units on the 4th and 5th floors of a 10-storey residential building completed in 1997.</p> <p>The property has a total gross floor area of approximately 331.86 sq.m. (3,572 sq.ft).</p> <p>The land use rights of the property have been granted for a term of 70 years from 2 January 1997 to 1 January 2067 for commercial, office, residential and ancillary facilities uses.</p>	The property is currently occupied by the Group as staff quarters.	HK\$3,300,000

## Notes:

- (1) According to two Real Estate Title Certificates, the land use rights and the building ownership rights of the property have been granted to Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司), a wholly-owned subsidiary of the Company for a term of 70 years from 2 January 1997 to 1 January 2067, with details as follows:

Real Estate Title Certificate Shen Fang Di Zi Di No.	Unit No.	Land Use	Building Use	Lot No.	Gross Floor Area (sq.m.)
2000014368	4D	Commercial, office residential and ancillary facilities	Residential	H312-0054	165.93
2000014377	5D	Commercial, office, residential and ancillary facilities	Residential	H312-0054	165.93
				Total	<u>331.86</u>

- (2) According to the Business Licence Qi Du Yue Shen Zong Zi Di No. 300087 dated 25 August 2006, Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is a wholly foreign owned enterprise with a registered capital of HK\$11,000,000 for a valid operation period from 18 December 1987 to 18 December 2027.
- (3) According to the legal opinion issued by the Company's PRC legal advisers:
- (i) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) has obtained the land use rights and building ownership rights of the property.
- (ii) Embry (China) Garments Ltd. (安莉芳(中國)服裝有限公司) is entitled to transfer, mortgage, lease, bestow, use and dispose of the land use rights and building ownership rights of the property to any third parties (but is not entitled to change the land use without permission) without any supplementary payment of land premium and other substantial fees.
- (iii) The property is not subject to any mortgage.
- (4) In accordance with the legal opinion issued by the Company's PRC legal advisers and the information provided by the Group, the status of title and grant of major approvals and licences are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006
C8. A site situated in East of Bandinglifu Village, Shengjing Road, Zhangqiu City, Shandong Province, the PRC	The property comprises a plot of land with a total site area of approximately 167,870 sq.m., (1,806,953 sq.ft.).  The land use rights have been granted for a term due to expire on 28 October 2056 for industrial use.	The property is currently a vacant site.	HK\$11,100,000

## Notes:

- According to the Certificate for the Use of State-owned Land Zhang Guo Yong (2006) Di No. 18014, the land use rights of the property, comprising a site area of 167,870 sq.m., have been granted to Embry (Shandong) Garments Limited (安莉芳 (山東) 服装有限公司), a wholly owned subsidiary of the Company, for a term due to expire on 28 October 2056 for industrial use.
- According to a Grant Contract of Land Use Rights entered into between Shangdong Province Zhangqiu City State-owned Land Resources Bureau (Party A) and Embry (Shandong) Garments Limited (安莉芳 (山東) 服装有限公司) (Party B) dated 27 October 2006, Party A has granted the land use rights of the property with details as follows:-

Site Area: 167,870 sq.m.

Land use: Industrial

Land premium: RMB3,525,270

Plot ratio: Greater than or equal to 0.8

- According to the Business Licence Qi Du Lu Ji Zong Zi Di No. 004289 dated 18 January 2006, Embry (Shandong) Garments Limited (安莉芳 (山東) 服装有限公司) was established with a registered capital of US\$10,000,000 for a valid operation period from 18 January 2006 to 17 January 2056.
- According to the legal opinion issued by the Company's PRC legal advisors:
  - Embry (Shandong) Garments Limited (安莉芳 (山東) 服装有限公司) has obtained the land use rights of the property.
  - Embry (Shandong) Garments Limited (安莉芳 (山東) 服装有限公司) is entitled to transfer, mortgage, lease, bestow, use and dispose of the land use rights of the property to any third parties (but is not entitled to change the land use without permission) without any supplementary payment of land premium and other substantial fees.
  - The property is not subject to any mortgage.
- In accordance with the legal opinion issued by the Company's PRC legal advisors and the information provided by the Group, the status of title and grant of major approvals and licences are as follows:

Certificate for the use of State-owned Land	Yes
Grant Contract of Land Use Rights	Yes
Business Licence	Yes

## Group IV – Property interests leased to the Group in Hong Kong

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006												
D1. 16 properties leased to the Group in Hong Kong	<p>The properties comprise 15 shops and an industrial unit completed in various stages between 1964 and 2002.</p> <p>The properties have a total area of approximately 876.79 sq.m..</p> <p>The area of the properties in respect of their usage is set out as follows:</p> <table border="1"> <thead> <tr> <th>Usage</th> <th>Number of Units</th> <th>Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Industrial</td> <td>1</td> <td>273.97</td> </tr> <tr> <td>Shop</td> <td>15</td> <td>602.82</td> </tr> <tr> <td><b>Total</b></td> <td><b>16</b></td> <td><b>876.79</b></td> </tr> </tbody> </table>	Usage	Number of Units	Area (sq.m.)	Industrial	1	273.97	Shop	15	602.82	<b>Total</b>	<b>16</b>	<b>876.79</b>	The properties are occupied by the Group for godown or shop purposes.	No commercial value
Usage	Number of Units	Area (sq.m.)													
Industrial	1	273.97													
Shop	15	602.82													
<b>Total</b>	<b>16</b>	<b>876.79</b>													
	<p>The properties are leased to the Group for various terms expiring on various dates at a monthly rent of HK\$12,000 per month for the industrial unit and a total basic rent of approximately HK\$674,822 per month for the shops. The monthly rental of most of the shops consists of a monthly basic rent and/or a turnover rent ranging from 10% to 15% of the monthly turnover/gross takings/gross receipts, as defined in the respective tenancy agreements between the landlord and Embry (H.K.) Limited. Some of the tenancies of the properties are subject to rental escalations.</p>														

## Group V - Properties leased to the Group in the PRC

Property	Description and tenure	Particulars of occupancy	Capital value in existing state as at 31 October 2006															
E1. 98 properties leased to the Group in the PRC	<p>The properties comprise 98 units or buildings completed in various stages between 1979 and 2006.</p> <p>The properties have a total area of approximately 14,834.42 sq.m..</p> <p>The area of the properties in respect of their usage is set out as follows:</p> <table border="1"> <thead> <tr> <th>Current Usage</th> <th>Number of Units</th> <th>Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>40</td> <td>9,411.28</td> </tr> <tr> <td>Factory</td> <td>3</td> <td>2,221.00</td> </tr> <tr> <td>Shop</td> <td>55</td> <td>3,202.14</td> </tr> <tr> <td><b>Total</b></td> <td><b>98</b></td> <td><b>14,834.42</b></td> </tr> </tbody> </table> <p>The properties are leased to the Group for various terms expiring on various dates at a total monthly base rental of approximately RMB1,005,244.19. The rental for some of the leases is equivalent to 25% of the tenant's total sale revenue if such sum is higher than the base rental.</p>	Current Usage	Number of Units	Area (sq.m.)	Office	40	9,411.28	Factory	3	2,221.00	Shop	55	3,202.14	<b>Total</b>	<b>98</b>	<b>14,834.42</b>	The properties are occupied by the Group for office, factory and shop purposes.	No commercial value
Current Usage	Number of Units	Area (sq.m.)																
Office	40	9,411.28																
Factory	3	2,221.00																
Shop	55	3,202.14																
<b>Total</b>	<b>98</b>	<b>14,834.42</b>																

*Notes:*

- (1) There are 98 properties with a total area of approximately 14,834.42 sq.m. are leased by the Group from various Independent Third Parties at a total monthly rental of approximately RMB1,005,244.19 for various terms ranging from 1 year to 5 years with the latest date expiring on 19 November 2010.
- (2) According to the legal opinion issued by the Company's PRC legal advisers:
  - (i) The lessors of 30 of the properties with a total area of approximately 8,140.04 sq.m. are the legal and sole owners of the building ownership rights of the properties or the authorized persons of the owners or have the right to sub-let. The leases of these 30 properties have been registered with the local real estate administration bureau. The said leases are legal, valid and binding.

- (ii) The lessors of 5 of the properties with a total area of approximately 511.08 sq.m. are co-owners of the building ownership rights of the properties or the authorized persons of the owners or have the right to sub-let. The leases of these 5 properties have been registered with the local real estate administration bureau. The said leases are legal, valid and binding.
- (iii) The lessors of 10 of the properties with a total area of approximately 2,564.30 sq.m. are the legal and sole owners of the building ownership rights of the properties or the authorized persons of the owners or have the right to sub-let. The said leases are legal, valid and binding.
- (iv) The lessors of 25 of the properties with a total area of approximately 2,294.06 sq.m. have not provided the relevant title certificates to the PRC legal advisor. But the leases of these 25 properties have been duly registered with the local real estate administration bureau. The said leases are legal valid and binding.
- (v) The lessors of 6 of the properties with a total area of approximately 279.00 sq.m. have provided the Certificates for the Use of State-owned Land to the PRC legal advisor. But the lessors have not provided the Building Ownership Certificates or other documents to prove their title to the properties. The PRC legal advisor is not able to comment on the legality of the leases of these 6 properties.
- (vi) The lessors of 22 of the properties with a total area of approximately 1,045.94 sq.m. have not provided any title documents to the PRC legal advisor. The PRC legal advisor is not able to comment on the legality of the leases of these 22 properties.