

*The following is the text of a letter, summary of values and valuation certificates prepared for the purpose of incorporation in this prospectus received from CB Richard Ellis Limited, an independent valuer, in connection with its valuations as at 30 September 2007 of all the property interests held by the Group.*

**CBRE**  
CB RICHARD ELLIS  
世邦魏理仕

34/F Central Plaza  
18 Harbour Road  
Wanchai, Hong Kong  
T 852 2820 2800  
F 852 2810 0830

香港灣仔港灣道十八號中環廣場三十四樓  
電話 852 2820 2800 傳真 852 2810 0830

[www.cbre.com.hk](http://www.cbre.com.hk)

地產代理 (公司) 牌照號碼  
Estate Agent's Licence No: C-004065

6 December 2007

The Board of Directors  
Vietnam Manufacturing and Export Processing (Holdings) Limited  
Section 5 Tam Hiep, Bien Hoa  
Dong Nai Province  
Vietnam

Dear Sirs,

In accordance with your instructions for us to value the property interests held by Vietnam Manufacturing and Export Processing (Holdings) Limited (the “Company”) and its subsidiaries (hereinafter together known as the “Group”) in the Socialist Republic of Vietnam (referred hereinafter as “Vietnam”), 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 capital values of such property interests as at 30 September 2007 (the “date of valuation”).

We have valued the property interests on the basis of Market Value which we would define as intended to mean “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.”

Unless otherwise stated, our valuation is prepared in accordance with the “First Edition of the HKIS Valuation Standards on Properties” published by The Hong Kong Institute of Surveyors (“HKIS”). We have also complied with all the requirements contained in Paragraphs 34(2) and (3) of Schedule 3 of the Companies Ordinance (Cap. 32), and in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities (the “Exchange Listing Rules issued by The Stock Exchange of Hong Kong Limited”).

Our valuation has been made on the assumption that the owner sells the properties in the open market without the benefit of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which would serve to increase the values of the property interests.

In the course of our valuation for the properties in Vietnam, Hong Kong and Taiwan (Group I, Group II, Group III and Group IV), we have relied on the legal opinions provided by Russin & Vecchi (the “Vietnam Legal Adviser”) and Chien Yeh Law Office (the “Taiwan Legal Adviser”). We have been provided with extracts from title documents relating to such property interests. We noted certain outstanding issues to which we have given considerable weight in our valuation, including the fact that certain property has not obtained land use right certificates (Group I – Property No. 3 and No. 6), some properties have not obtained ownership certificates (Group I – Property No. 8), some lease agreements have not been notarised by the Notary Public (Group IV – Property No. 11, No. 12, No. 13 and No. 14) and some land lease agreements have not been certified by a competent authority (Group I – Property No. 3, No. 4 and No. 6). According to the Vietnamese Legal Opinion, the validity period of the ownership certificate for the respective property is referring to the relevant validity period of the Company’s Investment License and its land lease contract. We have not, however, searched the original documents to verify ownership or existence of any amendment, which does not appear on the copies handed to us. All documents have been used for references only.

In valuing the property interests in Group I and II, which are held and occupied by the Group and held by the Group for future development respectively, we have adopted the market approach in valuing the land portion of the property and depreciated replacement cost approach in assessing building structures standing on the land. In the valuation of the land portion, reference has been made to the standard land price in Dong Nai Province and Ha Tay Province and the sales evidence as available to us in the locality.

In valuing property interest in Group III held by the Group under development, we have valued the property interests on the basis that the property will be developed and complete in accordance with the Group’s latest development schemes provided to us. We have assumed that approvals for the proposals have been obtained. In arriving at our opinion of value, we have adopted the market approach in valuing the land portion of the property and by cost approach in valuing the structure and improvements on the land as at the date of valuation and have also taken consideration the development cost already spent and to be spent to reflect the quality of the complete development. In the valuation of the land portion reference has been made to the standard land prices and the sales evidence as available to us in the locality.

Group IV comprising Properties No. 11 to 16 are rented by the Group in Vietnam, Hong Kong and Taiwan and are considered to have no commercial value due mainly to the prohibition against assignment or sub-letting or otherwise due to lack of substantial profit rent.

Where due to the specific purpose for which the buildings and structures of the property interests have been constructed, or where the property interests are located in markets where there are no readily identifiable markets comparable, the property interests have been valued on the basis of the depreciated replacement cost. The depreciated replacement cost approach considers the cost to reproduce or replace in new condition the property appraised in accordance with current construction costs for similar property in the locality, with allowance for accrued depreciation as evidence by observed condition or obsolescence present, whether arising from physical, functional or economics causes. The depreciated replacement cost approach generally furnishes the most reliable indication of value for property in the absence of a known market based on comparable sales.

We have inspected the properties to such extent as for the purpose of this valuation. In the course of our inspection, we did not notice any serious defects. However, we have not carried out any structural survey nor inspected other parts of the structures, which are covered, unexposed or inaccessible. Therefore, we are not able to report whether the properties are free of rot, infestation or any other structural defects.

Buildings floor areas were measured in terms of their total floor areas or gross floor areas. Gross floor area means the area of all floors of a building, including finished attics, finished basements and all covered areas, including porches, sheds, carports and garages. All dimensions, measurements and areas are approximations.

We have not carried out land survey to verify the site boundaries of the properties; we have not investigated the site to determine the suitability of soil conditions, the availability of services, etc. for future development. Our report is prepared on the assumption that these aspects are satisfactory. This report does not make any allowance for contamination or pollution of the lands, if any, which may have occurred as a result of past usage.

We have relied to a considerable extent on information provided by the Group and have accepted advice given to us by the Group on matters such as planning and construction approval, statutory notices, easements, tenure, occupation, lettings, site and floor areas and in the identification of those property interests in which the Group has a valid interest.

Dimensions, measurements and areas included in the valuation certificates are only approximations. We have taken every reasonable care both during inspecting the information provided to us and in making relevant enquiries. We have no reason to doubt the truth and accuracy of the information provided to us by the Company, which is material to the valuation. We were also advised by the Group that no material facts have been omitted from the information provided to us.

No allowance has been made in our valuation for any charges, mortgages or amount owing neither on the property interests nor for 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 an onerous nature, which could affect their values.

Unless otherwise stated, all monetary amounts are stated in United States dollars (US\$). Where necessary, we have converted Vietnamese Dong ("VND") into United States dollars (US\$) at the average exchange rate of US\$1 = VND 16,100 being the rate prevailing at the date of valuation.

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

Yours faithfully,  
For and on behalf of  
**CB Richard Ellis Limited**  
**Yu Kam Hung**  
*BSc (Hons) FHKIS FRICS RPS (GP) FHIREA*  
*Senior Managing Director*

*Note:* Mr. Yu is the Senior Vice President of the Hong Kong Institute of Surveyors. He is a Registered Professional Surveyor General Practice), a fellow of Royal Institution of Chartered Surveyors, a fellow of the Hong Kong Institute of Surveyors and a fellow of the Hong Kong Institute of Real Estate Administration. He has over 25 years' valuation experience in Hong Kong, Vietnam and South Asia.

## SUMMARY OF VALUATIONS

## Group I – Property interests held and occupied by the Group

Property Interests	Capital Value in existing state as at 30 September 2007 (US\$)	Interest attributable to the Group	Capital Value attributable to the Group as at 30 September 2007 (US\$)
1. An Industrial Complex, Section 5, Tam Hiep Ward, Bien Hoa City, Dong Nai Province, Vietnam	9,300,000	100%	9,300,000
2. An Industrial Complex, Ngu Phuc, Ho Nai 3 Ward, Trang Bom District, Dong Nai Province, Vietnam	2,600,000	100%	2,600,000
3. An Industrial Complex, Lot I-21H, Ho Nai Industrial Zone, Ho Nai 3 Hamlet, Trang Bom, Dong Nai Province, Vietnam	600,000	100%	600,000
4. An Industrial Complex, Lot No. 105/3, Amata Industrial Park, Long Binh Ward, Bien Hoa, Dong Nai Province, Vietnam	1,000,000	100%	1,000,000
5. An Industrial Complex, Van Khe Commune, Ha Dong, Ha Tay Province, Vietnam	8,800,000	100%	8,800,000
6. An Industrial Complex, Lot1-21D & Lot VIII-6, Ho Nai Industrial Zone, Trang Bom, Dong Nai Province, Vietnam	1,600,000	100%	1,600,000

Property Interests	Capital Value in existing state as at 30 September 2007 (US\$)	Interest attributable to the Group	Capital Value attributable to the Group as at 30 September 2007 (US\$)
7. An Industrial Complex, Ngu Phuc Hamlet, Ho Nai 3 Ward, Trang Bom, Dong Nai Province, Vietnam	500,000	100%	500,000
8. An Binh Ward, Bien Hoa City, Dong Nai Province, Vietnam	1,300,000	100%	1,300,000
		<b>Group I Sub-total:</b>	<b>25,700,000</b>
<b>Group II – Property interests held by the Group for future development</b>			
9. Long Binh Ward, Bien Hoa City, Dong Nai Province, Vietnam and Phuoc Tan Commune, Long Thanh District, Bien Hoa City, Dong Nai Province, Vietnam	1,200,000	100%	1,200,000
		<b>Group II Sub-total:</b>	<b>1,200,000</b>
<b>Group III – Property interests held by the Group under development</b>			
10. 569-571-573 Tran Hung Dao Street, District 1, Ho Chi Minh City, Vietnam	3,400,000	100%	3,400,000
		<b>Group III Sub-total:</b>	<b>3,400,000</b>

## Group IV – Property interests rented by the Group in Vietnam, Hong Kong and Taiwan

<b>Property Interests</b>	<b>Capital Value attributable to the Group as at 30 September 2007 (US\$)</b>
11. 28A Cat Linh, Hanoi Vietnam	No commercial value
12. 254B Nguyen Dinh Chieu Street, Ward 6, District 3, Ho Chi Minh City, Vietnam	No commercial value
13. 2B-C Ho Xuan Huong, Ward 6, District 3, Ho Chi Minh City, Vietnam	No commercial value
14. 19-535 Kim Ma, Ba Dinh, Hanoi, Vietnam	No commercial value
15. Room 2106 on 21st Floor, Technology Plaza, No. 651 King's Road, North Point, Hong Kong	No commercial value
16. 5F-4, No.160, Sec. 6, Minqan E. Rd., Neihu District, Taipei City, Taiwan	No commercial value
	<hr/>
	<b>Group IV Sub-total: No commercial value</b>
	<hr/>
	<b>GRAND TOTAL 30,300,000</b>
	<hr/> <hr/>

## VALUATION CERTIFICATE

## Group I – Property interests held and occupied by the Group

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at 30 September 2007 (US\$)																												
1. An Industrial Complex, Section 5, Tam Hiep Ward, Bien Hoa City, Dong Nai Province, Vietnam	<p>The property comprises various warehouse type workshops and various 2 to 3 storey ancillary structures erected on a parcel of land with a total site area of approximately 54,390 sq.m.</p> <p>The buildings and structures were completed during the years of 1994, 1996, 2000, 2003 and 2004.</p> <p>The floor area breakdown of the buildings and structures are shown below:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;">Building</th> <th style="text-align: right;">Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr><td>Workshop A</td><td style="text-align: right;">3,075</td></tr> <tr><td>Workshop B16</td><td style="text-align: right;">1,808</td></tr> <tr><td>Workshop B</td><td style="text-align: right;">2,938</td></tr> <tr><td>Workshop B14</td><td style="text-align: right;">1,582</td></tr> <tr><td>Workshop C</td><td style="text-align: right;">3,375</td></tr> <tr><td>Finished Product Warehouse</td><td style="text-align: right;">3,264</td></tr> <tr><td>Powerhouse</td><td style="text-align: right;">816</td></tr> <tr><td>R&amp;D Centre</td><td style="text-align: right;">600</td></tr> <tr><td>Canteen</td><td style="text-align: right;">2,399</td></tr> <tr><td>Warehouse</td><td style="text-align: right;">2,620</td></tr> <tr><td>Waste Material Storehouse</td><td style="text-align: right;">907.2</td></tr> <tr><td>Finished Product Warehouse Extension</td><td style="text-align: right;">1,640</td></tr> <tr><td><b>Total</b></td><td style="text-align: right;"><b><u>25,024.2</u></b></td></tr> </tbody> </table>	Building	Gross Floor Area (sq.m.)	Workshop A	3,075	Workshop B16	1,808	Workshop B	2,938	Workshop B14	1,582	Workshop C	3,375	Finished Product Warehouse	3,264	Powerhouse	816	R&D Centre	600	Canteen	2,399	Warehouse	2,620	Waste Material Storehouse	907.2	Finished Product Warehouse Extension	1,640	<b>Total</b>	<b><u>25,024.2</u></b>	The property is occupied by the Group as head office and assembly plant.	9,300,000
Building	Gross Floor Area (sq.m.)																														
Workshop A	3,075																														
Workshop B16	1,808																														
Workshop B	2,938																														
Workshop B14	1,582																														
Workshop C	3,375																														
Finished Product Warehouse	3,264																														
Powerhouse	816																														
R&D Centre	600																														
Canteen	2,399																														
Warehouse	2,620																														
Waste Material Storehouse	907.2																														
Finished Product Warehouse Extension	1,640																														
<b>Total</b>	<b><u>25,024.2</u></b>																														
	<p>The buildings and structures, and other land improvements include factory process area, office, staff canteen area, storage area, guardhouse, staff's parking area, landscaped area, internal driveways, perimeter fence and loading area.</p> <p>The land under Land Use Right Certificate No. 12/QSDD/HN3TN dated 21 April 1998 of the property was granted for industrial use for a term of 50 years expiring on 25 March 2042.</p>																														

*Notes:*

1. Pursuant to Land Use Right Certificate No. 12/QSDD/HN3TN dated 21 April 1998 issued by the People's Committee of Dong Nai Province to VMEP, VMEP is granted the land use right of the subject land located at Tam Hiep Ward, Bien Hoa City, Dong Nai Province with a total site area of 54,390 sq.m. for industrial use as per the People's Committee of Dong Nai Province Decision No. 598/TTG dated 23 September 1995 for a term of 50 years expiring on 25 March 2042.
2. Pursuant to the Land Lease Contract No. 23 dated 17 April 1997 between VMEP and the Dong Nai Land Department, land rent shall be US\$1 per sq.m. per year, paid annually and subject to adjustments after each 5-year period. Under the current law, land rent may be increased after each five-year period and each increase is capped at 15%.
3. Pursuant to Certificate of Ownership of Construction Works No. 416 dated 24 August 2006, issued by The Services of Construction of Dong Nai Province the total gross floor area built on site is 21,714.73 sq.m.
4. R&D Centre, Waste Material Storehouse and Finished Product Warehouse Extension comprising a total gross floor area of 3,147.2 sq.m. do not appear on the Construction Ownership Certificates held by VMEP. However, we were advised that the buildings are currently being used by VMEP and the construction costs of the buildings have been recorded in VMEP's accounting books.
5. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) VMEP entered into and has duly performed the lease agreements (the "Land Lease Agreements") for all its leased land with the State through the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province and for its leased properties with third parties. Subject to certain outstanding issues, the Land Lease Agreements constitute legally binding obligations on VMEP, and sufficiently constitute VMEP's rights to use the leased land for the purposes of conducting its business, as lessee. VMEP has been in compliance with and has fulfilled its obligations under the Land Lease Agreements, as confirmed in writing by the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province under various official letters.
  - (iii) As for each of the owned properties (the "Owned Properties"), VMEP has valid and good title, right and interest to the same pursuant to the relevant certificate of ownership of construction work. VMEP is entitled and has all necessary authorisations to use the relevant property for the purpose it is presently being used, and the Owned Properties are free from any mortgage or any other security interest or third party rights or interest which would affect the use or value of the same. VMEP has the right to transfer, sell, lease and mortgage the Owned Properties to other legal economic entities.

<b>Property</b>	<b>Description and tenure</b>	<b>Details of occupancy</b>	<b>Capital Value in existing state as at 30 September 2007 (US\$)</b>																						
<p>2. An Industrial Complex, Ngu Phuc, Ho Nai 3 Ward, Trang Bom District, Dong Nai Province, Vietnam</p>	<p>The property comprises two 1 to 2 storey warehouse type workshops erected on a parcel of land with a total site area of approximately 28,784.2 sq.m.</p> <p>The buildings and structures were completed during the years of 2003 to 2005.</p> <p>The floor area breakdown of the buildings is as below:</p> <table border="1" style="margin-left: 20px;"> <thead> <tr> <th style="text-align: left;"><b>Building</b></th> <th style="text-align: right;"><b>Gross Floor Area (sq.m.)</b></th> </tr> </thead> <tbody> <tr> <td>Guardhouse</td> <td style="text-align: right;">72</td> </tr> <tr> <td>Parts Processing</td> <td></td> </tr> <tr> <td>Workshop</td> <td style="text-align: right;">2,496</td> </tr> <tr> <td>Parking House</td> <td style="text-align: right;">240</td> </tr> <tr> <td>Motor Fitting Workshop</td> <td style="text-align: right;">9,336</td> </tr> <tr> <td>Painting Workshop &amp; Warehouse</td> <td style="text-align: right;">1,689</td> </tr> <tr> <td>Powerhouse</td> <td style="text-align: right;">720</td> </tr> <tr> <td>Waste Storehouse</td> <td style="text-align: right;">168</td> </tr> <tr> <td></td> <td style="text-align: right;"><hr/></td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u>14,721</u></td> </tr> </tbody> </table>	<b>Building</b>	<b>Gross Floor Area (sq.m.)</b>	Guardhouse	72	Parts Processing		Workshop	2,496	Parking House	240	Motor Fitting Workshop	9,336	Painting Workshop & Warehouse	1,689	Powerhouse	720	Waste Storehouse	168		<hr/>	Total	<u>14,721</u>	<p>The property is occupied by the Group as an engine manufacturing plant.</p>	<p>2,600,000</p>
<b>Building</b>	<b>Gross Floor Area (sq.m.)</b>																								
Guardhouse	72																								
Parts Processing																									
Workshop	2,496																								
Parking House	240																								
Motor Fitting Workshop	9,336																								
Painting Workshop & Warehouse	1,689																								
Powerhouse	720																								
Waste Storehouse	168																								
	<hr/>																								
Total	<u>14,721</u>																								
	<p>The building and structures, and other land improvements include factory process area, office, staff canteen area, storage area, staff's parking area, landscaped area, internal driveways, perimeter fence, and loading area.</p> <p>The land under Land Use Right Certificate No. 00019QSDD/267/QD.CT.U5T dated 26 January 1999 and amendment dated 19 August 2002 of the property was granted for industrial use and for a term expiring on 25 March 2042.</p>																								

*Notes:*

1. Pursuant to Land Use Right Certificate No. 00019QSDD/267/QD.CT.U5T dated 26 January 1999 issued by the People's Committee of Dong Nai Province to the VMEP, VMEP is granted the land use right of the subject land located at Ho Nai 3 Ward, Trang Bom (formerly Thong Nhat) District, Dong Nai Province with a total site area of 33,267.1 sq.m. for industrial use on a leasehold basis for a term expiring on 25 March 2042. The Land Use Right Certificate was amended on 19 August 2002 to reduce the land area from 33,267 to 28,784.2 sq.m.
2. Pursuant to the amendments of Land Lease Contract No.75 dated 10 December 2002 between VMEP and the Dong Nai Land Department the rent is US\$1.0/sq.m./year from 9 March 1994 to 11 March 1998, US\$0.09/sq.m./year from 12 March 1998 to 1 July 2002, and US\$0.045/sq.m./year from 1 July 2002 onward.
3. Pursuant to Certificate of Ownership of Construction Works No. 415 dated 24 August 2006, issued by The Services of Construction of Dong Nai Province the total gross floor area built on site is 14,712 sq.m.
4. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) VMEP entered into and has duly performed the lease agreements (the "Land Lease Agreements") for all its leased land with the State through the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province and for its leased properties with third parties. Subject to certain outstanding issues, the Land Lease Agreements constitute legally binding obligations on VMEP, and sufficiently constitute VMEP's rights to use the leased land for the purposes of conducting its business, as lessee. VMEP has been in compliance with and has fulfilled its obligations under the Land Lease Agreements, as confirmed in writing by the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province under various official letters.
  - (iii) As for each of the owned properties (the "Owned Properties"), VMEP has valid and good title, right and interest to the same pursuant to the relevant certificate of ownership of construction work. VMEP is entitled and has all necessary authorisations to use the relevant property for the purpose it is presently being used, and the Owned Properties are free from any mortgage or any other security interest or third party rights or interest which would affect the use or value of the same. VMEP has the right to transfer, sell, lease and mortgage the Owned Properties to other legal economic entities.

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at 30 September 2007 (US\$)														
			600,000														
3. An Industrial Complex, Lot I-21H, Ho Nai Industrial Zone, Ho Nai 3 Hamlet, Trang Bom, Dong Nai Province, Vietnam	<p>The property comprises a warehouse type workshop and a 4 storey dormitory building erected on a parcel of land with a total site area of approximately 4,000 sq.m.</p> <p>The construction of the warehouse and dormitory were completed in 2003.</p> <p>The floor area breakdown of the buildings and structure is as below:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Guardhouse</td> <td>24</td> </tr> <tr> <td>Parking House</td> <td>90</td> </tr> <tr> <td>Office</td> <td>600</td> </tr> <tr> <td>Workshop</td> <td>2,244</td> </tr> <tr> <td>Powerhouse</td> <td>75</td> </tr> <tr> <td><b>Total</b></td> <td><b>3,033</b></td> </tr> </tbody> </table> <p>The buildings and structure include factory/warehouse process area, supporting office, perimeter fence and landscaped.</p> <p>The Land Lease Agreement No. 09/2003/HDTD dated 24 April 2003 between Investment and Development Company of Ho Nai Industrial Zone and VMEP, VMEP agrees to lease on the land with a total site area of 4,000 sq.m. for industrial use for a term of 39 years.</p>	Building	Gross Floor Area (sq.m.)	Guardhouse	24	Parking House	90	Office	600	Workshop	2,244	Powerhouse	75	<b>Total</b>	<b>3,033</b>	The property is occupied by the Group as a gear manufacturing plant.	
Building	Gross Floor Area (sq.m.)																
Guardhouse	24																
Parking House	90																
Office	600																
Workshop	2,244																
Powerhouse	75																
<b>Total</b>	<b>3,033</b>																

*Notes:*

1. In a response to letters issued by VMEP to Ho Nai Industrial Zone Investment & Development Company on July 2006 and July 2007, the General Director of Ho Nai Industrial Zone (i) has acknowledged the delay and (ii) is working toward the issuance of the Land Use Right Certificate. However, we were advised by VMEP, that the Land Use Right Certificate processing is very slow and may not be available within this year.
2. Pursuant to the Land Lease Agreement No. 09/2003/HDTD dated 24 April 2003 between Investment and Development Company of Ho Nai Industrial Zone and VMEP, VMEP agrees to lease on the land located at Lot I-21H in Ho Nai Industrial Zone, Ho Nai 3 Hamlet, Trang Bom (formerly Thong Nhat) District, Dong Nai Province with a total site area of 4,000 sq.m. for industrial use. The lease is for a term of 39 years. The land rental and contributory infrastructure fee are paid twice a year on the 15 January and 15 of July each year.
3. Pursuant to Certificate of Ownership of Construction Works No. 414 dated 24 August 2006, issued by The Services of Construction of Dong Nai Province the total gross floor area built on site is 3,033 sq.m.
4. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) VMEP entered into and has duly performed the lease agreements (the "Land Lease Agreements") for all its leased land with the State through the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province and for its leased properties with third parties. Subject to certain outstanding issues, the Land Lease Agreements constitute legally binding obligations on VMEP, and sufficiently constitute VMEP's rights to use the leased land for the purposes of conducting its business, as lessee. VMEP has been in compliance with and has fulfilled its obligations under the Land Lease Agreements, as confirmed in writing by the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province under various official letters.
  - (iii) As for each of the owned properties (the "Owned Properties"), VMEP has valid and good title, right and interest to the same pursuant to the relevant certificate of ownership of construction work. VMEP is entitled and has all necessary authorisations to use the relevant property for the purpose it is presently being used, and the Owned Properties are free from any mortgage or any other security interest or third party rights or interest which would affect the use or value of the same. VMEP has the right to transfer, sell, lease and mortgage the Owned Properties to other legal economic entities.

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at 30 September 2007 (US\$)								
4. An Industrial Complex, Lot No. 105/3, Amata Industrial Park, Long Binh Ward, Bien Hoa, Dong Nai Province, Vietnam	<p>The property comprises a warehouse and ancillary structures erected on a parcel of land with a total site area of approximately 8,005 sq.m.</p> <p>The warehouse was completed in year 2005.</p> <p>The floor area breakdown of the buildings is as below:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Guardhouse</td> <td>16</td> </tr> <tr> <td>Office &amp; Warehouse</td> <td>4,763</td> </tr> <tr> <td>Total</td> <td>4,779</td> </tr> </tbody> </table> <p>The building and structures, and other land improvements include storage and processing area, office, reception area, meeting room, toilet, parking area, internal access, perimeter fence and loading area.</p> <p>The land under Land Use Right Certificate No. 00045.QSDD.4693/QD.UBT dated 12 May 2006 of the property was granted for industrial use and for a term expiring on 25 March 2042.</p>	Building	Gross Floor Area (sq.m.)	Guardhouse	16	Office & Warehouse	4,763	Total	4,779	The property is occupied by the Group as a spare parts center.	1,000,000
Building	Gross Floor Area (sq.m.)										
Guardhouse	16										
Office & Warehouse	4,763										
Total	4,779										

*Notes:*

1. Pursuant to Land Use Right Certificate No. 00045.QSDD.4693/QD.UBT dated 12 May 2006 issued by the People's Committee of Dong Nai Province, VMEP is granted the land use right of the subject land located at Long Binh Ward, Bien Hoa, Dong Nai Province with a total site area of 8,005 sq.m. for industrial use for a term expiring on 25 March 2042.
2. Pursuant to the Property Lease Agreement dated 15 June 2004 between Amata (Vietnam) Co., Ltd and VMEP, VMEP agrees to take on the lease of Plot No. 105/3 covering an area of 8,005 sq.m. located in Amata Industrial Park for a consideration of US\$304,190 payable in three installments. The term of the lease is for 40 years expiring on 31 December 2044.
3. Pursuant to Certificate of Ownership of Construction Works No. 413 dated 24 August 2006, issued by The Services of Construction of Dong Nai Province the total gross floor area built on site is 4,779 sq.m.
4. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) VMEP entered into and has duly performed the lease agreements (the "Land Lease Agreements") for all its leased land with the State through the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province and for its leased properties with third parties. Subject to certain outstanding issues, the Land Lease Agreements constitute legally binding obligations on VMEP, and sufficiently constitute VMEP's rights to use the leased land for the purposes of conducting its business, as lessee. VMEP has been in compliance with and has fulfilled its obligations under the Land Lease Agreements, as confirmed in writing by the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province under various official letters.
  - (iii) As for each of the owned properties (the "Owned Properties"), VMEP has valid and good title, right and interest to the same pursuant to the relevant certificate of ownership of construction work. VMEP is entitled and has all necessary authorisations to use the relevant property for the purpose it is presently being used, and the Owned Properties are free from any mortgage or any other security interest or third party rights or interest which would affect the use or value of the same. VMEP has the right to transfer, sell, lease and mortgage the Owned Properties to other legal economic entities.

<b>Property</b>	<b>Description and tenure</b>	<b>Details of occupancy</b>	<b>Capital Value in existing state as at 30 September 2007 (US\$)</b>																								
5. An Industrial Complex, Van Khe Commune, Ha Dong, Ha Tay Province, Vietnam	<p>The property comprises various warehouses and various 2 to 3 storey ancillary structures erected on a parcel of land with a total site area of approximately 44,015 sq.m.</p> <p>Majority of buildings and structures were completed in 1995 others were completed in years 1996, 2002 to 2004.</p> <p>The floor area breakdown of the buildings is as below:</p> <table border="0" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;"><b>Building</b></th> <th style="text-align: right;"><b>Gross Floor Area (sq.m.)</b></th> </tr> </thead> <tbody> <tr><td>R&amp;D Building</td><td style="text-align: right;">1,123</td></tr> <tr><td>R&amp;D Extension</td><td style="text-align: right;">1,123</td></tr> <tr><td>Plastic Workshop</td><td style="text-align: right;">9,949</td></tr> <tr><td>Canteen</td><td style="text-align: right;">915</td></tr> <tr><td>Office</td><td style="text-align: right;">168</td></tr> <tr><td>SYM Workshop</td><td style="text-align: right;">2,544.4</td></tr> <tr><td>Varnish Workshop</td><td style="text-align: right;">1,600</td></tr> <tr><td>Parts Warehouse</td><td style="text-align: right;">1,080</td></tr> <tr><td>Goods Warehouse</td><td style="text-align: right;">5,400</td></tr> <tr><td colspan="2"><hr/></td></tr> <tr><td>Total</td><td style="text-align: right;"><u>23,902.4</u></td></tr> </tbody> </table>	<b>Building</b>	<b>Gross Floor Area (sq.m.)</b>	R&D Building	1,123	R&D Extension	1,123	Plastic Workshop	9,949	Canteen	915	Office	168	SYM Workshop	2,544.4	Varnish Workshop	1,600	Parts Warehouse	1,080	Goods Warehouse	5,400	<hr/>		Total	<u>23,902.4</u>	The property is occupied by the Group as a manufacturing plant.	8,800,000
<b>Building</b>	<b>Gross Floor Area (sq.m.)</b>																										
R&D Building	1,123																										
R&D Extension	1,123																										
Plastic Workshop	9,949																										
Canteen	915																										
Office	168																										
SYM Workshop	2,544.4																										
Varnish Workshop	1,600																										
Parts Warehouse	1,080																										
Goods Warehouse	5,400																										
<hr/>																											
Total	<u>23,902.4</u>																										
	<p>The buildings and structures include factory process area, office, staff canteen area, storage area, guardhouse, parking area, landscaped area, internal driveways and loading area.</p> <p>The land under Land Use Right Certificate No. 01943QSDD/HT dated 1 October 1994 of the property was granted for industrial use and for a term 50 years expiring on 25 March 2042.</p>																										

*Notes:*

1. Pursuant to Land Use Right Certificate No. 01943QSDD/HT dated 1 October 1994 issued by the People's Committee of Ha Tay, VMEP is granted use of the subject land located at Van Khe Commune, Ha Dong Town, Ha Tay Province with a total site area of 44,015 sq.m. for a term of 50 years expiring on 25 March 2042.
2. Pursuant to an Official Letter No. 1021 dated 9 December 1995, the People's Committee of Ha Tay Province confirmed that:
  - (i) Assets which were built by VMEP has been inspected and approved accordingly and ownership and rights has been likewise granted to the Company;
  - (ii) The construction cost of the building as per hand over memo dated 20 April 1995 is VND 23,000,000,000 (VND Twenty Three Billion); and
  - (iii) The above ownership is valid in accordance with terms of land lease contract of 50 years.
3. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) VMEP entered into and has duly performed the lease agreements (the "Land Lease Agreements") for all its leased land with the State through the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province and for its leased properties with third parties. Subject to certain outstanding issues, the Land Lease Agreements constitute legally binding obligations on VMEP, and sufficiently constitute VMEP's rights to use the leased land for the purposes of conducting its business, as lessee. VMEP has been in compliance with and has fulfilled its obligations under the Land Lease Agreements, as confirmed in writing by the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province under various official letters.
  - (iii) As for each of the owned properties (the "Owned Properties"), VMEP has valid and good title, right and interest to the same pursuant to the relevant certificate of ownership of construction work. VMEP is entitled and has all necessary authorisations to use the relevant property for the purpose it is presently being used, and the Owned Properties are free from any mortgage or any other security interest or third party rights or interest which would affect the use or value of the same. VMEP has the right to transfer, sell, lease and mortgage the Owned Properties to other legal economic entities.

<b>Property</b>	<b>Description and tenure</b>	<b>Details of occupancy</b>	<b>Capital Value in existing state as at 30 September 2007 (US\$)</b>																
6. An Industrial Complex, Lot1-21D & Lot VIII-6, Ho Nai Industrial Zone, Trang Bom, Dong Nai Province, Vietnam	<p>The property comprises two warehouse type workshops, one 3 storey and one 2 storey ancillary structures erected on a parcel of land with a total site area of approximately 12,637.5 sq.m.</p> <p>The buildings and structures were completed in 2002 and 2003.</p> <p>The floor area breakdown of the buildings are shown below:</p> <table border="0" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;"><b>Building</b></th> <th style="text-align: right;"><b>Gross Floor Area (sq.m.)</b></th> </tr> </thead> <tbody> <tr> <td>Guardhouse</td> <td style="text-align: right;">36</td> </tr> <tr> <td>Office Building</td> <td style="text-align: right;">704</td> </tr> <tr> <td>Parking House</td> <td style="text-align: right;">60</td> </tr> <tr> <td>Workshop 1B</td> <td style="text-align: right;">1,436</td> </tr> <tr> <td>Workshop 1C</td> <td style="text-align: right;">1,340</td> </tr> <tr> <td>Workshop 1A</td> <td style="text-align: right;"><u>1,662</u></td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right;"><u><u>5,328</u></u></td> </tr> </tbody> </table> <p>The buildings and structures include factory process area, office, parking area, internal driveways and loading area.</p> <p>The Land Lease Agreements No. 07/2002/HDTD dated 24 April 2002, and No. 14/2005/HD dated 17 August 2005 between Investment and Development Company of Ho Nai Industrial Zone and VCFP, VCFP agrees to lease two parcels of land with site areas of 10,450 sq.m. and 2,187.5 sq.m. respectively for industrial use for a term of 50 years for both.</p>	<b>Building</b>	<b>Gross Floor Area (sq.m.)</b>	Guardhouse	36	Office Building	704	Parking House	60	Workshop 1B	1,436	Workshop 1C	1,340	Workshop 1A	<u>1,662</u>	<b>Total</b>	<u><u>5,328</u></u>	<p>The property is occupied by Vietnam Casting Forge Precision Limited (“VCFP”) for spare parts production, office, warehouse and ancillary purposes.</p>	1,600,000
<b>Building</b>	<b>Gross Floor Area (sq.m.)</b>																		
Guardhouse	36																		
Office Building	704																		
Parking House	60																		
Workshop 1B	1,436																		
Workshop 1C	1,340																		
Workshop 1A	<u>1,662</u>																		
<b>Total</b>	<u><u>5,328</u></u>																		

*Notes:*

1. In a response to letters issued by VCFP to Ho Nai Industrial Zone Investment & Development Company on July 2006 and July 2007, the General Director of Ho Nai Industrial Zone (i) has acknowledged the delay and (ii) is working toward the issuance of the Land Use Right Certificates for the two land lots. However, VCFP advised us, that the Land Use Right Certificates processing is very slow and the certificates may not be available within this year.
2. Pursuant to the Land Lease Agreements No. 07/2002/HDTD dated 24 August 2002, and No. 14/2005/HD dated 17 August 2005 respectively, between Investment and Development Company of Ho Nai Industrial Zone and VCFP, VCFP agrees to lease on the land located at Lot I-21D with a land site area of 10,450 sq.m. & Lot VIII-6 with a land site area of 2,187.5 sq.m., both located at Ho Nai Industrial Zone, Ho Nai 3 Hamlet, Trang Bom (formerly Thong Nhat) District, Dong Nai Province, for industrial use for a term of 50 years.
3. Pursuant to Certificate of Ownership of Construction Works No. 183 dated 18 February 2004, issued by The Services of Construction of Dong Nai Province the total gross floor area built on site is 5,238 sq.m.
4. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VCFP has full power and authority, under the laws of Vietnam and the constitutional documents of VCFP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) VCFP entered into and has duly performed the lease agreements (the "Land Lease Agreements") for all of its leased land with the State through a lessor authorised by People's Committee of Dong Nai Province. Subject to certain outstanding issues, the Land Lease Agreements constitute legally binding obligations on VCFP, and sufficiently constitute VCFP's rights to use the leased land for the purposes of conducting its business, as lessee. VCFP has been in compliance with and has fulfilled its obligations under the Land Lease Agreements, as confirmed in writing by the lessor in July 2006.
  - (iii) As for the owned property (the "Owned Property"), VCFP has valid and good title, right and interest to the same pursuant to the relevant certificate of ownership of construction work. VCFP is entitled and has all necessary authorisations to use the relevant property for the purpose it is presently being used, and the Owned Property is free from any mortgage or any other security interest or third party rights or interest which would affect the use or value of the same. VCFP has the right to transfer, sell, lease and mortgage the Owned Property to other legal economic entities.
  - (iv) VCFP does not have the land use rights certificate for the head office factory land at Lot I-21D, Ho Nai Industrial Zone, Trang Bom District, Dong Nai Province, and a land use rights certificate for the storage land at Lot VIII-6, Ho Nai Industrial Zone, Trang Bom District, Dong Nai Province, but has entered into valid, legally binding and enforceable Land Lease Agreements with the landlord, subject to completion of the rectification of the relevant Land Lease Agreements as mentioned above. The lack of the certificates are due to the fact that the landlord did not obtain the land use rights certificate for the whole industrial zone and the failure was not due to the fault or non-compliance by VCFP. The landlord has also confirmed in writing to that effect. VCFP has submitted documents to obtain a land use rights certificate for these parcels of land. VCFP has followed all necessary procedures to submit necessary documents as currently required in order to apply for the relevant certificates.

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at 30 September 2007 (US\$)														
7. An Industrial Complex, Ngu Phuc Hamlet, Ho Nai 3 Ward, Trang Bom, Dong Nai Province, Vietnam	<p>The property comprises one warehouse type workshop, one 2 storey, one 3 storey and a single storey ancillary structures erected on a parcel of land with a total site area of approximately 4,482.9 sq.m.</p> <p>Majority of the buildings and structures were completed in 2003.</p> <p>The floor area breakdown of the buildings is as below:</p>	<p>The property is occupied by CQS Mold Inc. ("CQS") for mould and dies production, office, warehouse and ancillary purposes.</p>	500,000														
	<table border="0"> <thead> <tr> <th data-bbox="358 778 448 804">Building</th> <th data-bbox="589 751 721 836">Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td data-bbox="358 868 551 893">Office &amp; Workshop</td> <td data-bbox="662 868 721 893" style="text-align: right;">1,822</td> </tr> <tr> <td data-bbox="358 898 448 923">Canteen</td> <td data-bbox="680 898 721 923" style="text-align: right;">828</td> </tr> <tr> <td data-bbox="358 927 486 953">Guardhouse</td> <td data-bbox="698 927 721 953" style="text-align: right;">24</td> </tr> <tr> <td data-bbox="358 957 512 983">Parking House</td> <td data-bbox="690 957 721 983" style="text-align: right;">128</td> </tr> <tr> <td data-bbox="358 987 486 1012">Powerhouse</td> <td data-bbox="703 987 721 1012" style="text-align: right;">80</td> </tr> <tr> <td data-bbox="358 1051 409 1076">Total</td> <td data-bbox="662 1051 721 1076" style="text-align: right;"><u>2,882</u></td> </tr> </tbody> </table>	Building	Gross Floor Area (sq.m.)	Office & Workshop	1,822	Canteen	828	Guardhouse	24	Parking House	128	Powerhouse	80	Total	<u>2,882</u>		
Building	Gross Floor Area (sq.m.)																
Office & Workshop	1,822																
Canteen	828																
Guardhouse	24																
Parking House	128																
Powerhouse	80																
Total	<u>2,882</u>																
	<p>The buildings and structures include factory process area, landscaped area, internal driveways, perimeter fence, and loading area.</p>																
	<p>The land under Land Use Right Certificate No. T00029.QSDD/2506/QDCT.UBI dated 22 July 2003 of the property was granted for industrial use and for a term of 50 years expiring on 14 June 2052.</p>																

*Notes:*

1. Pursuant to Land Use Right Certificate No. T00029.QSDD/2506/QDCT.UBI dated 22 July 2003 issued by the People's Committee of Dong Nai, CQS is granted use of the subject land located at Ngu Phuc Hamlet, Ho Nai 3 Ward, Trang Bom (formerly Thong Nhat) District, Dong Nai Province with a total site area of 4,482.9 sq.m. for a term of 50 years expiring on 14 June 2052.
2. Pursuant to the Land Lease Contract No. 109 dated 22 August 2002 between CQS and the Dong Nai land Department the land rent shall be US\$0.045/sq.m./year to be paid annually, subject to adjustment as provided for under the Investment License.
3. Pursuant to Certificate of Ownership of Construction Works No. 443 dated 30 October 2006, issued by The Services of Construction of Dong Nai Province the total gross floor area built on site is 2,882 sq.m.
4. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) CQS has full power and authority, under the laws of Vietnam and the constitutional documents of CQS, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or building and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) CQS entered into and has duly performed the lease agreement (the "Land Lease Agreement") for its leased land with the State through the People's Committee of Dong Nai Province. The Land Lease Agreement sufficiently constitutes CQS's rights to use the leased land for the purposes of conducting its business, as lessee. CQS has been in compliance with and has fulfilled its obligations under the Land Lease Agreements, as confirmed in writing by the lessor in August 2006.
  - (iii) As for the owned property (the "Owned Property"), CQS has good title, right and interest to the same pursuant to the relevant certificate of ownership of construction work. CQS is entitled and has all necessary authorisations to use the Owned Property for the purpose it is presently being used, and the Owned Property is free from any mortgage or any other security interest or third party rights or interest which would affect the use or value of the same. CQS has the right to transfer, sell, lease and mortgage the Owned Property to other legal economic entities.

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at 30 September 2007 (US\$)
8. An Binh Ward, Bien Hoa City, Dong Nai Province, Vietnam	<p>The property is a 4-storey dormitory recently constructed on a site with a total area of approximately 2,105.7 sq.m.</p> <p>The total gross floor area of the dormitory including guardhouse is approximately 3,169 sq.m.</p> <p>The construction of the dormitory was completed January 2007.</p> <p>The land under Land Use Right Certificate No. 00903.QSDD.6942/QDUBND dated 10 July 2006 of the property was granted for industrial use and for a term expiring on 25 March 2042.</p>	The property is occupied by the Group as a dormitory for its employees.	1,300,000

*Notes:*

1. Pursuant to Land Use Right Certificate No. 00903.QSDD.6942/QDUBND dated 10 July 2006 issued by the People's Committee of Dong Nai, VMEP is granted use of the subject land located at An Binh Ward, Bien Hoa City, Dong Nai Province with a total site area of 2,107.7 sq.m. for a term of 50 years expiring on 25 March 2042.
2. Pursuant to Notice No.841/BKH-DTNN dated 4 February 2005 by the Ministry of Planning and Investment Hanoi and Compensation Agreement No.46/VBTTBT-KDN dated 8 October 2004 and Compensation Completion Agreement No. 71/BBTL dated 11 December 2004, VMEP is granted the use of the subject land located at An Binh Ward, Bien Hoa City, Dong Nai Province with a total site area of 2,105.7 sq.m. for staff dormitory use as per the People's Committee of Dong Nai Province Decision No. 598/TTG dated 23 September 1995 for a term expiring on 25 March 2042.
3. Pursuant to Land Lease Contract No. 149 dated 17 May 2005 between VMEP and the Dong Nai Department of Natural Resources and Environment, the land rent shall be US\$2.4/sq.m./year to be paid annually.
4. Pursuant to a letter issued by Construction Services Department to VMEP dated 28 May 2007, the issuance of all new Certificate of Ownership of Constructions Works for residential is temporarily on hold due to the government plan to issue a new procedural ordinance in the issuance of residential Ownership of Construction Works certificates.
5. Pursuant to the Completed Construction Inspection Memorandum dated 5 January 2007 issued by the Construction Services Department of Dong Nai Province, the total gross floor area built on site is 3,169 sq.m.
6. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) VMEP entered into and has duly performed the lease agreements (the "Land Lease Agreements") for all its leased land with the State through the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province and for its leased properties with third parties. Subject to certain outstanding issues, the Land Lease Agreements constitute legally binding obligations on VMEP, and sufficiently constitute VMEP's rights to use the leased land for the purposes of conducting its business, as lessee. VMEP has been in compliance with and has fulfilled its obligations under the Land Lease Agreements, as confirmed in writing by the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province under various official letters.
  - (iii) As for each of the owned properties (the "Owned Properties"), VMEP has valid and good title, right and interest to the same pursuant to the relevant certificate of ownership of construction work. VMEP is entitled and has all necessary authorisations to use the relevant property for the purpose it is presently being used, and the Owned Properties are free from any mortgage or any other security interest or third party rights or interest which would affect the use or value of the same. VMEP has the right to transfer, sell, lease and mortgage the Owned Properties to other legal economic entities. VMEP has applied to the relevant authority but has not obtained certificates of ownership of construction work in respect of the An Binh Dormitory at An Binh Ward, Bien Hoa City, Dong Nai Province. The relevant authority in Dong Nai Province has confirmed that it is in the process of developing and finalising procedures to issue certificates of ownership of properties similar to the An Binh Dormitory, and will advise VMEP of the procedures when they are available.

## VALUATION CERTIFICATE

## Group II – Property interests held by the Group for future development

Property	Description and tenure	Details of occupancy	Capital Value in
			existing state as at 30 September 2007 (US\$)
9. Long Binh Ward, Bien Hoa City, Dong Nai Province, Vietnam and Phuoc Tan Commune, Long Thanh District, Bien Hoa City, Dong Nai Province, Vietnam	<p>The property is a vacant land parcel with a total site area of approximately 300,014 sq.m.</p> <p>The land is partly cleared with some residential household of low rise erected on the site. Part of the site has completed land compensation and clearance.</p> <p>The land under Land Use Right Certificate No. AD662127 dated 27 June 2006 of the property was granted for industrial use and for a term expiring on 25 March 2042 and Land Use Right Certificate No. AD662128 dated 27 June 2006 of the property was granted for industrial use and for a term expiring on 25 March 2042.</p>	Vacant Land proposed use as research and development center.	1,200,000

## Notes:

1. Pursuant to Land Use Right Certificate No. AD662127 dated 27 June 2006 issued by the People's Committee of Dong Nai Province, VMEP is granted use of the subject land located at Long Binh Ward, Bien Hoa City, Dong Nai Province with a total site area of 116,861.2 sq.m. for a term expiring on 25 March 2042.  
  
Pursuant to Land Use Right Certificate No. AD662128 dated 27 June 2006 issued by the People's Committee of Dong Nai Province, VMEP is granted use of the subject land located at Phuoc Tan Commune, Long Thanh District, Bien Hoa City, Dong Nai Province with a total site area of 183,152.8 sq.m. for a term expiring on 25 March 2042.
2. Pursuant to Dong Nai People's Committee Decision No. 313/QD.CT.UBT dated 28 January 2004 issued by the People's Committee of Dong Nai Province to VMEP, VMEP is granted use of the subject land located at Long Binh Ward, Bien Hoa City, Dong Nai Province, with a total site area of 300,014 sq.m. for development of a research and development center for a term expiring on 25 March 2042 upon completion of all land compensation and clearance and payment of land rental fees.
3. Pursuant to Land Lease Contract No. 136 dated 11 June 2004 between VMEP and Dong Nai Department of Natural Resources and Environment, the land rent shall be US\$0.09/sq.m./year to be paid annually commencing on 16 February 2004.
4. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) VMEP entered into and has duly performed the lease agreements (the "Land Lease Agreements") for all its leased land with the State through the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province and for its leased properties with third parties. Subject to certain outstanding issues, the Land Lease Agreements constitute legally binding obligations on VMEP, and sufficiently constitute VMEP's rights to use the leased land for the purposes of conducting its business, as lessee. VMEP has been in compliance with and has fulfilled its obligations under the Land Lease Agreements, as confirmed in writing by the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province under various official letters.

## VALUATION CERTIFICATE

## Group III – Property interests held by the Group under development

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at 30 September 2007 (US\$)
10. 569-571-573 Tran Hung Dao Street, District 1, Ho Chi Minh City, Vietnam	<p>The proposed property is an 11-storey office building and show room, currently under construction on a site with a total land area of approximately 300 sq.m.</p> <p>The total gross floor area of the building upon completion is approximately 2,600.58 sq.m.</p> <p>The property is leased from private individual to the Company for a term of 50 years commencing from 1 April 2004 to 1 April 2054 at a monthly rent of US\$3,500 exclusive of other supply expenses such as electricity and water supply.</p>	The property is under construction.	3,400,000

*Notes:*

1. Pursuant to the Lease Contract dated 18 March 2004 between Tran Phu Minh and Nguyen Thanh Son (lessor) and VMEP, represented by Mr. Lee Hsi Chun, Vice Director, VMEP agrees to take on the lease of the property located at No. 569-571-573, Tran Hung Dao Street, Cau Kho Ward, District 1, Ho Chi Minh City for a term of 50 years, effective from 1 April 2004 to 1 April 2054, at a monthly rent of US\$3,500 exclusive of other supply expenses such as electricity and water supply.
2. We were advised that the registered owner of the property is an independent third party from the Group.
3. Pursuant to Construction Permit License Certificate No. 74/GPXD dated 23 April 2007, issued by The Construction Services Department of Ho Chi Minh City People's Committee the total gross floor area is 2,600.58 sq.m.
4. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) VMEP entered into and has duly performed the lease agreements (the "Land Lease Agreements") for all its leased land with the State through the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province and for its leased properties with third parties. Subject to certain outstanding issues, the Land Lease Agreements constitute legally binding obligations on VMEP, and sufficiently constitute VMEP's rights to use the leased land for the purposes of conducting its business, as lessee. VMEP has been in compliance with and has fulfilled its obligations under the Land Lease Agreements, as confirmed in writing by the People's Committee of Dong Nai Province and the People's Committee of Ha Tay Province under various official letters.

## VALUATION CERTIFICATE

## Group IV – Property interests rented by the Group in Vietnam, Hong Kong and Taiwan

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at 30 September 2007 (US\$)
11. 28A Cat Linh, Hanoi Vietnam	<p>The property is a 7 storey building currently used as a showroom and office.</p> <p>The gross floor area of the property is approximately 1,261.98 sq.m.</p> <p>The property is leased by the Ministry of Agriculture and Rural Development (formerly known as Guest House of Ministry of Agricultural and Food Industry) to the Company for a term of 20 years commencing from 19 September 1993 to 19 September 2013 at a yearly rent of US\$60,000 amended in 19 May 2000 to US\$36,000 per year inclusive of VAT for a period of two years commencing from 1 September 2000 to 1 September 2002.</p>	The property is occupied by the Group as showroom and office.	No commercial value

*Notes:*

1. We were advised that the registered owner of the property is an independent third party from the Group.
2. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) For the properties that are held under lease by VMEP (the "Leased Properties"), subject to certain outstanding issues, the leases are legal, valid, subsisting and enforceable leases. Each lease constitutes a legally binding obligation on VMEP and constitutes VMEP's rights to use the relevant Leased Property.

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at 30 September 2007 (US\$)
12. 254B Nguyen Dinh Chieu Street, Ward 6, District 3, Ho Chi Minh City, Vietnam	<p>The property is a 5-storey building. The ground floor is used as a showroom whilst the upper floors are office area.</p> <p>The gross floor area of the property is approximately 554.81 sq.m.</p> <p>The property was leased from private individual to the Company for a term of 1 year from 1 October 2006 to 1 October 2007 at a monthly rent of US\$3,800 exclusive of other supply expenses such as electricity and water supply.</p>	The property is occupied by the Group as showroom and office.	No commercial value

*Notes:*

1. We were advised that the registered owner of the property is an independent third party from the Group.
2. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) For the properties that are held under lease by VMEP (the "Leased Properties"), subject to certain outstanding issues, the leases are legal, valid, subsisting and enforceable leases. Each lease constitutes a legally binding obligation on VMEP and constitutes VMEP's rights to use the relevant Leased Property.

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at
			30 September 2007 (US\$)
13. 2B-C Ho Xuan Huong, Ward 6, District 3, Ho Chi Minh City, Vietnam	<p>The property is a 7 storey residential building comprising 4 apartments. Basement parking is available. Each apartment contains an ensuite and small lounge area.</p> <p>The gross floor area of the property is approximately 240 sq.m.</p> <p>The property is leased from private individual to the Company for a term of 1 year from 1 September 2006 to 1 September 2007 at a monthly rent of US\$4,000 exclusive of all relevant tax, payable quarterly in advance.</p>	The property is occupied by the Group as a dormitory for its overseas employees.	No commercial value

*Notes:*

1. We were advised that the registered owner of the property is an independent third party from the Group.
2. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) For the properties that are held under lease by VMEP (the "Leased Properties"), subject to certain outstanding issues, the leases are legal, valid, subsisting and enforceable leases. Each lease constitutes a legally binding obligation on VMEP and constitutes VMEP's rights to use the relevant Leased Property.

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at 30 September 2007 (US\$)
14. 19-535 Kim Ma, Ba Dinh, Hanoi, Vietnam	<p>The property is a 4 storey townhouse, which has been converted to comprise 5 bedrooms, kitchen, living room, dining room, meeting room, terrace, garage, and a swimming pool.</p> <p>The gross floor area of the property is approximately 400 sq.m.</p> <p>The property is leased from private individual to the Company for a term of 3 years expiring on 21 January 2010 with fixed monthly rent of US\$2,580. The rent is exclusive of all relevant taxes.</p>	The property is occupied by the Group as a dormitory for managerial and technical experts employees.	No commercial value

*Notes:*

1. We were advised that the registered owner of the property is an independent third party from the Group.
2. We have been provided with a legal opinion on the property prepared by the Group's Vietnam Legal Adviser, which contains, inter alia, the following:
  - (i) VMEP has full power and authority, under the laws of Vietnam and the constitutional documents of VMEP, (a) to lease, occupy and use the land leased from relevant authorities responsible to administer land in Vietnam, or organisations authorised by such authorities; (b) to construct, own and use fixtures and/or buildings and any other kind of real property on the leased land; and (c) to lease, occupy and use properties leased from third parties for the purposes of conducting its business.
  - (ii) For the properties that are held under lease by VMEP (the "Leased Properties"), subject to certain outstanding issues, the leases are legal, valid, subsisting and enforceable leases. Each lease constitutes a legally binding obligation on VMEP and constitutes VMEP's rights to use the relevant Leased Property.

## VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at 30 September 2007
15. Room 2106 on 21st Floor, Technology Plaza, No. 651 King's Road, North Point, Hong Kong	<p>The property comprise a workshop unit on the 21st floor in a 25 storey office building, namely Technology Plaza.</p> <p>The property was completed in 1995.</p> <p>The gross floor area of the property is approximately 86.2 sq.m.</p> <p>The property is leased by Sutter Limited to the Group for a term of 2 years from 28 September 2007 to 27 September 2009 at a monthly rental of HK\$12,992.</p>	The property is currently occupied by the Group as an office.	No Commercial Value

*Notes:*

1. The registered owner of the property is Sutter Limited.
2. We were advised that the registered owner of the property is an independent third party of the Group.
3. The property is subject to following encumbrance:
  - (a) Deed of Mutual Covenant and Management Agreement and vide Memorial Number UB6483309.
4. The property lies within an area zoned for "Commercial" under the relevant outline zoning plan.

Property	Description and tenure	Details of occupancy	Capital Value in existing state as at
			30 September 2007 (US\$)
16. 5F-4, No.160, Sec. 6, Mincuan E. Rd., Neihu District, Taipei City, Taiwan	<p>The property comprise an office unit on the 5th floor in a 14 storey office building.</p> <p>The property was completed in 1992.</p> <p>The gross floor area of the property is approximately 245.18 sq.m.</p> <p>The property is leased from Chaoqin Enterprise Holding Limited to the Group for a term of 1 year from 15 July 2007 at a monthly rental of NT\$3,000.</p>	The property is currently occupied by the Group as an office.	No commercial value

*Notes:*

1. Pursuant to the land registry, the owner of the property is Chaoqin Enterprise Holding Limited.
2. We were advised that the owner of the property is an independent third party from the Group.
3. We have been provided with a legal opinion on the property prepared by the Group's Legal Adviser, which contains, inter alia, the following:
  - (a) The Group has entered into valid, legally binding and enforceable lease agreement with the landlord and is in compliance with all terms and conditions in the lease agreement including those set forth in the licenses, permits or certificates obtained, in relation to the conduct of its business in Taiwan.
  - (b) The Group has the legal right and authority to own, lease, use and operate its asset, land and property in Taiwan.