THIS ASSIGNMENT is made the 3rd day of April Two
Thousand And Nine

BETWEEN

- (2) CHEUNG YIN NAM (張燕南) (holder of Hong Kong Identity Card No.K) of the Hong Kong Identity Card
- In consideration of the sum of HONG KONG DOLLARS ONE HUNDRED AND FIFTY MILLION ONLY (HK\$150,000,000.00) paid by the Purchaser to the Vendor (receipt whereof is acknowledged) the Vendor as Beneficial Owner ASSIGNS to the Purchaser the property described in the Schedule hereto ("the Property") TO HOLD the same unto the Purchaser for the residue of the term of years created by the Government Lease referred to in the said Schedule ("the Government Lease") SUBJECT to the payment of the due proportion of the yearly Government rent reserved by and the observance and performance of the covenants conditions and provisos contained in the Government Lease AND SUBJECT to and with the benefit of the Deed of Mutual Covenant registered in the Land Registry by Memorial No.UBILITY ("the Deed of Mutual Covenant") so far as the same relates to or affects the Property.
- 2. The Vendor so far as relates to or affects the Property but not further or otherwise covenants with the Purchaser that the Deed of Mutual Covenant is now good valid and subsisting and in no way become(s) voidable and that the covenants by the Vendor and terms and conditions in the Deed of Mutual Covenant contained have hitherto been observed and performed.
- 3. The Purchaser covenants with the Vendor that the Purchaser will henceforth

SIGNED SEALED AND DELIVERED)	
by the Purchaser (who having been)	
dentified by the production of her Hong)	Ji.
Kong Identity Card No.K in the)	/
presence of :-)	

Solicitor, Hong Kong SAR

INTERPRETED to the Purchaser by :-

Solicitor, Hong Kong SAR

MEMORIAL of an instrument to be registered in the Land Registry under the Land Registration Ordinance

		在土地註冊處註冊的文書之訂		ESSE SANA	庭冊摘要編 Memorial N	
Solicitors Code of lodging firm 交付文書律師行的律師代號	Fee 註冊費用 \$210	tick the appropriate box 開選擇合適方格 \$230 \$450 \$1000 \$2000	Other (please 其他 (請註明 \$		in the state of th	
00019001	ASSIGNMENT	instrument 文書的性質及目的			接獲日期 (日/月/年) Received ((DD/MM/YY) 29/04/200	YY):
Property Reference Number	(if any) 物質參考超號 (如	有的話)			(
.Meconicanos: /						
Address (if applicable; included	ding the address in the Cl	ninese language, if known) 地址 (如逐	用·包括所知	悉的中文地址)		
BLOCK B INCLUD						
FORECOURT & CA		CE THERETO,				ı
BLOCK B INCLUDE FORECOURT & CAN AMERSHAM ESTANOS.4-10 BELLEV (Chinese address no	(3)	NG KONG.				
strun		3."				
(Chinese address no	t known)					ار
Undivided Shares (if any) 所信	占的不分割份數(如有的話)	1/446				
		1/4th	-			-
S Lot Number(s) 地段模型	/	,				
RURAL BUILDING	G LOT NO.877		1			
		v.				
iniotrariidiit - ,	4_/ 2009 Foat # -	Consideration 代個 HK\$150,000,000.00				
Names of parties (including the r language, if known) 各方的姓名或 姓名或名稱)		In case of change of ownership, ple Identification Numbers of parties (Id No./Travel Document No./Company 如涉及冀權轉變,鎮註明各方的身分閱 征號碼、旅行証件號碼、公司編號等)	lentity Card No./etc.) 別號碼(身分	Status of parties (Assignor/ Assignee/etc.) 各方的身分(出旗人、受旗 人等)	Respective shares in, and capacities in relation to, the premises 各方在 所的各別份數和身分	
KANG ****		Hong Kong Identity Card		the Vendor		
9		New DECEMBER 1				1
						ı
CHEUNG YIN NAM		Hong Kong Identity Card		the Purchaser		
(張 蓝 南)		No.K	9			١
C 300 1111 1111						ı
						1
						- 1
Memorial number (including district co	ode :			Instrument Reference No.	Stamp Duty 印花根	\dashv
identifier, if applicable) of transaction satisfied 被價付的文書之註冊摘要攝號 (包括地區標識代號・如適用)	09020	· · · · · · · · · · · · · · · · · · ·	4-09-11	1. Flag - 1 - 12 - 2	\$ 100,-	
On thisday of2.					Lee	
) Lee & Co., Solicitors			Hong Kong, Solicitor	
爲(律師行名稱)	爲(律節行名稱)					
在此核實上述註冊摘要,是錄載其內所列各項詳價的確當真實敘述,以符合(土地註冊規例)的規定。						69026
KORLESTO DESON				Hong Kong 香港		BF36



稅務局 印花稅署 香港灣仔告士打道5號 稅務大樓3樓

聞話號碼 Tel. No.: 2594 3202 做真號碼 Fax No.: 2519 9025 INLAND REVENUE DEPARTMENT STAMP OFFICE

3/F, Revenue Tower, 5 Gloucester Road, Wan Chai, Hong Kong.

網址 Web site: www.ird.gov.hk 聞郵 E-mail: taxsdo@ird.gov.hk

印花證明書 STAMP CERTIFICATE

此印花證明實是按〈印花稅條例〉發出,具有與傳統印花相等的法律地位 This stamp certificate is issued under the Stamp Duty Ordinance and has the same legal status as conventional stamp

(此證明費必須來附於下列文書上,作爲已加蓋印花的證明· This certificate must be attached to the instrument shown below as evidence of stamping.)

文事編號 Instrument Ref. No.;

4-09-

文事性質 Nature of Instrument:

模契 Assignment

文事簽立日期 Date of Instrument: 03/04/2009

(日 Day / 月 Month / 年 Year)

代們款額 Consideration:

\$150,000,000.00

取得之權益 Interest acquired:

100.00%

物業地址 Property Address:

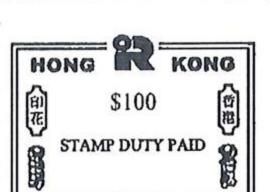
BLOCK B INCLUDING THE GARDENS FORECOURT & CAR PARKING SPACE THERETO, AMERSHAM ESTATE, NOS.4-10 BELLEVIEW DRIVE, HK

有關人士姓名及身份 Name and capacity of parties:

賣方 Vendor(s):

買方 Purchaser(s):

(1) CHEUNG YIN NAM



茲證明上述文哲已加蓋印花 / 簽註如下:

This is to certify that the above instrument is stamped / endorsed as below:

印花證明書編號 Stamp Certificate No.

: 10-4-00-7070

加蓋印花日期 Date of Stamping

: 20/04/2009 (日 Day/月 Month/年 Year)

已付印花稅 Stamp Duty Paid 付款方式 Payment Method

: \$100.00 :支票 Cheque

簽註/表明 Endorsement / Denotation:

此文書是依循一份已加蓋印花的買賣協議而簽立 Executed in conformity with a stamped chargeable

agreement for sale

印花稅署署長 劉麥懿明

在电插玻璃號 MN:

Mrs LAU MAK Yoo-ming, Alice Collector of Stamp Revenue

I.R.C. 製格第 3511 號

I.R.C. 3511