

Lease Modification Executed - Year 2010

| Execution Date (Note 1) | Lot No. | Location | User (Note 5) | Max. Residential GFA as stipulated in the document (m ²)(about) | Premium (HK\$) (Note 2) | Date of Registration (Note 4) |
|-------------------------|--|--|---------------|---|-------------------------|-------------------------------|
| 08/01/2010 | CWIL 13 | 24 Lee Chung Street, Chai Wan | NR | N/A | 500,000 | 18/01/2010 |
| 12/01/2010 | HHIL 516 | 94 Wuhu Street, Hung Hom | VU | N/A | Nil | 05/02/2010 |
| 12/01/2010 | KIL 10562 | 12 Chatham Court, Tsim Sha Tsui | C | N/A | 500,000 | 18/01/2010 |
| 13/01/2010 | IL 9010 | Connaught Road Central, Central | OU | N/A | 876,000 | 19/01/2010 |
| 14/01/2010 | KIL 3303 sA | 146 Argyle Street, Ho Man Tin | R2 | 8,227 | 161,770,000 | 19/01/2010 |
| 19/01/2010 | NKIL 792 | 117 Waterloo Road, Kowloon Tong | R3 | N/A | Nil | 22/01/2010 |
| 19/01/2010 | NKIL 793 | 119 Waterloo Road, Kowloon Tong | R3 | N/A | Nil | 22/01/2010 |
| 25/01/2010 | RBL 1100 | 1, 3 and 5 Gough Hill Road, The Peak | R3 | N/A | 39,410,000 | 29/01/2010 |
| 28/01/2010 | IL 568 sA RP | 263 Hollywood Road, Sheung Wan | VU | N/A | Nil | 16/09/2010 |
| 01/02/2010 | RBL 1164 | House N and House P, 33 Cape Road, Chung Hom Kok | R3 | N/A | 500,000 | 03/02/2010 |
| 03/02/2010 | RBL 532 | 54 Mount Kellett Road, The Peak | R4 | N/A | 1,500,000 | 05/02/2010 |
| 09/02/2010 | Lot 1502 in DD 243 | 18 Pik Sha Road, Sai Kung | R3 | 2,899 | 15,240,000 | 18/02/2010 |
| 23/02/2010 | NKIL 5729 and Ext | Shun Lee Tsuen Electricity Substation, 11 Shun Ching Street, Kwun Tong | OU | N/A | 790,000 | 01/03/2010 |
| 27/02/2010 | IL 450 sE ss2 and IL 450 sJ | 39 Staunton Street, Sheung Wan | VU | N/A | Nil | 26/01/2011 |
| 01/03/2010 | IL 161 sA RP, IL 161 sB RP, IL 161 RP, IL 165 sC RP, IL 165 sD RP, IL 165 sE RP, IL 165 RP and IL 167 sA | Commercial Area on UG/F, 1/F (Excluding Canopy) and 2/F, V. Heun Building, 138 Queen's Road Central, Central | VU | N/A | Nil | 15/10/2010 |
| 03/03/2010 | NKIL 6206 | 1 Oxford Road, Kowloon Tong | R2 | 5,551 | 1,860,000 | 09/03/2010 |
| 05/03/2010 | RBL 368 sF RP | 55 Beach Road, Repulse Bay | R3 | 749 | 22,670,000 | 09/03/2010 |

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| 11/03/2010 | TMTL 208 | 116 Castle Peak Road-Castle Peak Bay, Tuen Mun | R3 | N/A | 671,915 | 31/03/2010 |
| 17/03/2010 | RBL 729 | 9 Mount Kellett Road, The Peak | R3 | N/A | 500,000 | 23/03/2010 |
| 17/03/2010 | RBL 732 | 7 Mount Kellett Road, The Peak | R3 | N/A | 2,690,000 | 23/03/2010 |
| 22/03/2010 | IL 4857 and IL 4858 | 194-196 Queen's Road Central, Sheung Wan | VU | N/A | Nil | 25/05/2011 |
| 25/03/2010 | TKOTL 107 | King Ling Road, Area 74, Tseung Kwan O | IC | N/A | Nil | 30/03/2010 |
| 08/04/2010 | Lot 1104 in DD 217 | Pak Sha Wan, Sai Kung | R3 | N/A | Nil | 15/04/2010 |
| 15/04/2010 | KTIL 162 | 84 Hung To Road, Kwun Tong | HTL | N/A | 110,000,000 | 21/04/2010 |
| 15/04/2010 | Lot 339 and Ext in DD 224 | 1 Silver Terrace Road, Sai Kung | R4 | N/A | 500,000 | 19/04/2010 |
| 26/04/2010 | AIL 374 | 2 Heung Yip Road, Wong Chuk Hang | C | N/A | 306,720,000 | 29/04/2010 |
| 26/04/2010 | IL 695 sA RP, IL 695 sB and IL 695 RP | 118-122 Queen's Road West, Sai Ying Pun | C/R | N/A | Nil | 29/04/2010 |
| 26/04/2010 | KTIL 646 | 82 Hung To Road, Kwun Tong | I/G | N/A | 230,000 | 29/04/2010 |
| 26/04/2010 | Lot 2099 in DD 109 | Ha Ko Po Tsuen, Kam Tin, Yuen Long | C/R | N/A | 4,930,000 | 30/04/2010 |
| 26/04/2010 | RBL 1138 | House D21 and House D22, Regalia Bay, 88 Wong Ma Kok Road, Stanley | R3 | N/A | 500,000 | 28/04/2010 |
| 28/04/2010 | AIL 309 | 1 Yip Fat Street, Wong Chuk Hang | C | N/A | 57,650,000 | 04/05/2010 |
| 28/04/2010 | NKIL 5482 | 314 Kwun Tong Road, Ngau Tau Kok | OU | N/A | 500,000 | 04/05/2010 |
| 30/04/2010 | KIL 1573 sA ss4 | 76 Shantung Street, Mong Kok | C/R | N/A | Nil | 07/05/2010 |
| 30/04/2010 | KIL 1573 sA ss7 | 74 Shantung Street, Mong Kok | C/R | N/A | Nil | 07/05/2010 |
| 30/04/2010 | Lot 1034 in DD Cheung Chau | 79 and 79A Pak She San Tsuen, Cheung Chau | V | N/A | Nil | 25/05/2010 |
| 07/05/2010 | AIL 350 | 34 Wong Chuk Hang Road, Wong Chuk Hang | C | N/A | 71,660,000 | 13/05/2010 |
| 07/05/2010 | Lot 1236 RP and Ext in DD 453 | 33 Lo Wai Road, Tsuen Wan | IC | N/A | 1,000 | 12/05/2010 |
| 07/05/2010 | Lot 3853 in DD 91 | 30 Lung Sum Avenue, Sheung Shui | IC | N/A | 45,920,000 | 14/05/2010 |

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| 10/05/2010 | ML 311 RP, ML 312 RP, ML 313 RP, ML 314 RP and ML 315 RP | Shop C1, C2, D, E, F and G, G/F, Seaview Commercial Building, 21-24 Connaught Road West and 43-47 New Market Street, Sheung Wan | VU | N/A | Nil | 28/09/2010 |
| 11/05/2010 | ML 328 sA, ML 329, ML 330 sA, ML 330 RP, ML 331 sA and ML 331 RP | 152-155 Connaught Road Central and 303-307 Des Voeux Road Central, Sheung Wan | VU | N/A | Nil | 02/07/2010 |
| 18/05/2010 | IL 72 RP | Shop B and Shop D on G/F, 112-114 Wellington Street, Central | VU | N/A | Nil | 26/04/2011 |
| 18/05/2010 | STTL 555 | Chun Shek Estate, 1 Shing Tin Street, Sha Tin | R1 | N/A | Nil | 20/05/2010 |
| 19/05/2010 | KTIL 173 | 181 Hoi Bun Road, Kwun Tong | NR | N/A | 270,380,000 | 25/05/2010 |
| 20/05/2010 | KCTL 157 | 106-114 Kwok Shui Road, Tsuen Wan | R2 | 24,189 | 579,600,000 | 25/05/2010 |
| 28/05/2010 | AIL 451 | Welfare Road, Aberdeen | R1 | N/A | 35,860,000 | 04/06/2010 |
| 01/06/2010 | YLTL 478 | 85 Tai Tong Road, Yuen Long | OU | N/A | 500,000 | 04/06/2010 |
| 02/06/2010 | IL 1622 s15 | 72 Des Voeux Road Central, Central | VU | N/A | Nil | 08/06/2010 |
| 02/06/2010 | IL 1622 s9 ssC | 29 Man Yee Lane, Central | VU | N/A | Nil | 08/06/2010 |
| 02/06/2010 | KIL 8572 | 169, 171, 173 and 175 Kau Pui Lung Road, Ma Tau Wai | R2 | 1,836 | 1,000 | 07/06/2010 |
| 09/06/2010 | NKIL 2661 sB RP | 31 Tonkin Street, Shum Shui Po | C/R | N/A | Nil | 21/06/2010 |
| 10/06/2010 | AIL 354 | 41 Heung Yip Road, Wong Chuk Hang | NR | N/A | 133,860,000 | 15/06/2010 |
| 11/06/2010 | TMTL 405 | Glorious Garden, 45 Lung Mun Road, Tuen Mun | PSPS | N/A | 4,490,000 | 17/06/2010 |
| 15/06/2010 | IL 7573 | 141-143 Blue Pool Road, Happy Valley | R2 | 1,176 | 1,000 | 21/06/2010 |
| 15/06/2010 | KIL 8310 | Chun Seen Mei Chuen, 5-55 Fu Ning Street, To Kwa Wan | R1 | N/A | 500,000 | 22/06/2010 |
| 15/06/2010 | NKIL 6127 | 36 Renfrew Road, Kowloon Tong | IC | N/A | Nil | 28/06/2010 |
| 15/06/2010 | NKIL 6173 | 5 and 9 Baptist University Road, Kowloon Tong | IC | N/A | Nil | 28/06/2010 |
| 15/06/2010 | RBL 224 | 53 Stubbs Road, Mid-Levels | R3 | N/A | 2,000,000 | 18/06/2010 |
| 21/06/2010 | KIL 7798, KIL 7799 and KIL 7801 | 91, 93 and 97 Bedford Road, Mong Kok | I | N/A | Nil | 25/06/2010 |

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| 21/06/2010 | KIL 7800 | 95 Bedford Road, Mong Kok | I | N/A | Nil | 25/06/2010 |
| 21/06/2010 | KTIL 697 | 24 Hing Yip Street and 55 King Yip Street, Kwun Tong | NR | N/A | 260,900,000 | 24/06/2010 |
| 22/06/2010 | IL 8203 | 33 MacDonnell Road, Central | IC | N/A | Nil | 25/06/2010 |
| 24/06/2010 | KCTL 329 | 2-6 Wing Lap Street, Kwai Chung | I/G | N/A | 19,380,000 | 28/06/2010 |
| 25/06/2010 | TMTL 334 | 3 Tsing Yung Street, Tuen Mun | R2 | N/A | 21,620 | 16/07/2010 |
| 02/07/2010 | IL 101 sF RP | G/F, 40 Staunton Street, Central | VU | N/A | Nil | 19/11/2010 |
| 02/07/2010 | IL 1337 sA ss1, IL 1337 sA ss2, IL 1337 sA ss3, IL 1337 sA ss4, IL 1337 sA ss5, IL 1337 sA ss6, IL 1337 sA RP, IL 1337 sB ss1, IL 1337 sB RP, IL 1337 sE and IL 1337 RP | 16, 18, 20, 22, 24, 26, 28, 30, 32 and 34 Wood Road, Wan Chai | C/R | N/A | Nil | 08/07/2010 |
| 06/07/2010 | RBL 800 | 20-26 Cape Road, Chung Hom Kok | R3 | 2,601 | 57,720,000 | 07/07/2010 |
| 07/07/2010 | KIL 11171 | 31 Wylie Road, Ho Man Tin | IC | N/A | Nil | 12/07/2010 |
| 12/07/2010 | ML 205 sB RP | Unit 1 on G/F, Unit 2 (Management Office) and Unit 3 (Projection and Rewinding Room) on Level 1 Floor, Tung Wai Garden, 419G Queen's Road West, Sai Wan | VU | N/A | Nil | 19/11/2010 |
| 13/07/2010 | TMTL 334 | 3 Tsing Yung Street, Tuen Mun | R2 | N/A | 451,428 | 27/07/2010 |
| 15/07/2010 | IL 8884 | 165 Blue Pool Road, Happy Valley | IC | N/A | Nil | 19/07/2010 |
| 21/07/2010 | IL 4166 | 153 Queen's Road West, Sai Wan | C/R | N/A | Nil | 27/07/2010 |
| 26/07/2010 | RBL 158 and Ext | House C3, 12 South Bay Road, Repluse Bay | R3 | N/A | 1,000,000 | 28/07/2010 |
| 27/07/2010 | KIL 11163 | Hong Kong Community College, Hung Hom Bay | IC | N/A | Nil | 05/08/2010 |
| 04/08/2010 | Lot 315 in DD 224 | 1 Silverstrand Beach Road, Sai Kung | R3 | N/A | 14,860,000 | 12/08/2010 |
| 06/08/2010 | KIL 9853 RP and Ext | The Hong Kong Polytechnic University, 11 Yuk Choi Road, Hung Hom | IC | N/A | Nil | 11/08/2010 |
| 12/08/2010 | IL 1270 sA RP | 341-343 Queen's Road West, Sai Wan | VU | N/A | Nil | 11/01/2011 |
| 16/08/2010 | IL 5558 and IL 5559 | 26 Des Voeux Road Central, Central | VU | N/A | Nil | 11/11/2010 |

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| 18/08/2010 | IL 450 sA ss3 RP, IL 450 sA RP, IL 450 sE RP, IL 450 sL and IL 450 RP | Store A and Store B on LG/F, Kam Hei Mansion, 33-35 Staunton Street, Central | VU | N/A | Nil | 19/11/2010 |
| 20/08/2010 | RBL 112 | 4 Mount Austin Road, The Peak | R3 | N/A | Nil | 25/08/2010 |
| 24/08/2010 | RBL 723 | 15 Gough Hill Road, The Peak | R3 | 858 | 55,550,000 | 27/08/2010 |
| 26/08/2010 | TKOTL 72 | Area 56, Tseung Kwan O | C/R | N/A | Nil | 02/09/2010 |
| 27/08/2010 | RBL 836 | 77 Peak Road, The Peak | R3 | N/A | 282,790,000 | 31/08/2010 |
| 03/09/2010 | RBL 811 | 44-50 Chung Hom Kok Road, Chung Hom Kok | R3 | 2,223 | 134,250,000 | 08/09/2010 |
| 06/09/2010 | IL 3070 | Basement and G/F, 9 Lyndhurst Terrace, Central | VU | N/A | Nil | 24/11/2010 |
| 06/09/2010 | KIL 3569, KIL 3570 sA & RP, KIL 3571 sA & RP, KIL 3572 sA & RP and KIL 3573 | Unit 1, G/F, Henley Industrial Centre, 9-15 Bute Street, Mong Kok | I/G | N/A | Nil | 09/09/2010 |
| 13/09/2010 | IL 3434 and IL 3435 | 10 North Street and 8 Catchick Street, Sai Wan | VU | N/A | Nil | 11/10/2010 |
| 24/09/2010 | ML 127 RP, ML 165 RP, ML 166 RP and ML 167 RP | 77 Wing Lok Street, Sheung Wan | VU | N/A | Nil | 14/12/2010 |
| 30/09/2010 | IL 4118, IL 4119 and IL 4120 | 60-64 Des Voeux Road West, Sai Wan | VU | N/A | Nil | 19/11/2010 |
| 06/10/2010 | RBL 213 and Ext | 31 Lugard Road, The Peak | R3 | N/A | 26,610,000 | 11/10/2010 |
| 12/10/2010 | AIL 352 | 38 Wong Chuk Hang Road, Wong Chuk Hang | C | N/A | 71,020,000 | 18/10/2010 |
| 13/10/2010 | IL 5824, IL 5825, IL 5826, IL 5827 and IL 5828 | Shop 4 and Yards on G/F, Fung Yu Building, 182-190 Third Street, Sai Ying Pun | VU | N/A | Nil | 25/05/2011 |
| 14/10/2010 | IL 980, IL 981, IL 982, IL 983, IL 986, IL 987, IL 988 sA, IL 988 RP and IL 1156 | Office C on 4/F and Flat Roof, Ho Lee Commercial Building, 40 D'Aguilar Street, Central | VU | N/A | Nil | 17/01/2011 |
| 20/10/2010 | Lot 868 RP in DD 1 Lamma Island | Nga Kau Wan, Lamma Island | R3 | N/A | 630,000 | 22/10/2010 |
| 09/11/2010 | TPTL 89 | Kindergarten under Block A, Chung Nga Court, 8 Chung Nga Road, Tai Po | R1 | N/A | Nil | 23/11/2010 |
| 15/11/2010 | IL 8417 | 50 Smithfield, Sai Wan | R1 | 2,900 | 1,000 | 25/11/2010 |
| 16/11/2010 | KIL 6526 | 178 Shanghai Street, Yau Ma Tei | C/R | N/A | Nil | 22/11/2010 |
| 16/11/2010 | KIL 6541 | 176 Shanghai Street, Yau Ma Tei | C/R | N/A | Nil | 22/11/2010 |

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| 16/11/2010 | KIL 7094 | Cameron Plaza, 23-25A Cameron Road, Tsim Sha Tsui | C | N/A | Nil | 23/01/2010 |
| 18/11/2010 | IL 8021 and Ext | 17 Magazine Gap Road, Mid-Levels | R3 | N/A | Nil | 22/11/2010 |
| 23/11/2010 | IL 4907 and IL 4908 | 30, 30A and 32 Po Tuck Street, Sai Wan | VU | N/A | Nil | 26/04/2011 |
| 23/11/2010 | IL 4909, IL 4910, IL 4911 and IL 4892 | 34, 36 and 38 Po Tuck Street and 36 Clarence Terrace, Sai Wan | VU | N/A | Nil | 13/04/2011 |
| 29/11/2010 | KIL 10644 | 17 Science Museum Road, Tsim Sha Tsui | IC | N/A | 1,000 | 03/12/2010 |
| 29/11/2010 | RBL 767 RP | 36 Repulse Bay Road, Repulse Bay | R3 | N/A | 2,620,000 | 30/11/2010 |
| 30/11/2010 | KIL 8813 | 222 Argyle Street, Ma Tau Wai | IC | N/A | Nil | 07/12/2010 |
| 03/12/2010 | IL 72 RP | Shop C and Cockloft on G/F, 112-114 Wellington Street, Central | VU | N/A | Nil | 18/10/2011 |
| 17/12/2010 | STTL 220 | 27 Yuen Wo Road, Sha Tin | OU | N/A | Nil | 22/12/2010 |
| 23/12/2010 | IL 8021 and Ext | 17 Magazine Gap Road, Mid-Levels | R3 | N/A | 12,020,000 | 24/12/2010 |
| 30/12/2010 | NKIL 5099 | 81 Broadcast Drive, Kowloon Tong | R2 | N/A | Nil | 04/01/2011 |

Note :

(1) Since the information provided relates to cases registered in the Land Registry, there is a time lapse between the execution date of a particular case and its inclusion in this table.

(2) The premium figures stated in this table have been agreed at an earlier stage and do not represent market values at the execution date.

(3) The lease modification (excluding Small House) cases have been registered in the Land Registry and case details may be obtained by searching the registered document directly from the Land Registry.

(4) Date of registration in the Land Registry.

(5) User Description :

| <u>USER</u> | <u>Description</u> | <u>USER</u> | <u>Description</u> | <u>USER</u> | <u>Description</u> |
|-------------|-------------------------------------|-------------|-------------------------------------|-------------|--------------------------|
| C | COMMERCIAL | IC | INSTITUTION / COMMUNITY | R1 | RESIDENTIAL R1 |
| C / MCP | COMMERCIAL / MULTI- STOREY CAR PARK | I / G | INDUSTRIAL / GODOWN | R2 | RESIDENTIAL R2 |
| C / OU | COMMERCIAL / OTHER USES | IO | INDUSTRIAL OFFICE | R3 | RESIDENTIAL R3 |
| C / R | COMMERCIAL / RESIDENTIAL | MCP | MULTI-STOREY CAR PARK | R4 | RESIDENTIAL R4 |
| DGG | DANGEROUS GOODS GODOWN | OU | OTHER USES | SWH | SANDWICH CLASS HOUSING |
| G | GODOWN | PFS | PETROL FILLING STATION | V | VILLAGE TYPE DEVELOPMENT |
| HTL | HOTEL | PSPS | PRIVATE SECTOR PARTICIPATION SCHEME | VU | VIRTUALLY UNRESTRICTED |
| I | INDUSTRIAL | NR | NON RESIDENTIAL | | |