

Event : Valuation for Listing and
Public Disclosure Purpose

Date : 19 September 2007

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Contents

- Introduction
- Valuation Standards
- Valuation basis, methodologies & practice
- Case Study

Introduction

- Question
 - Mortgage Valuation (?)
 - Project Valuation – Valuation other than Mortgage Valuation (?)
 - Land Matters (?)

Here you are!

Introduction

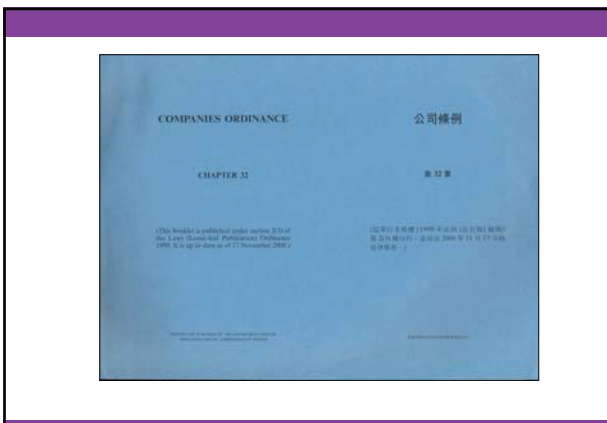
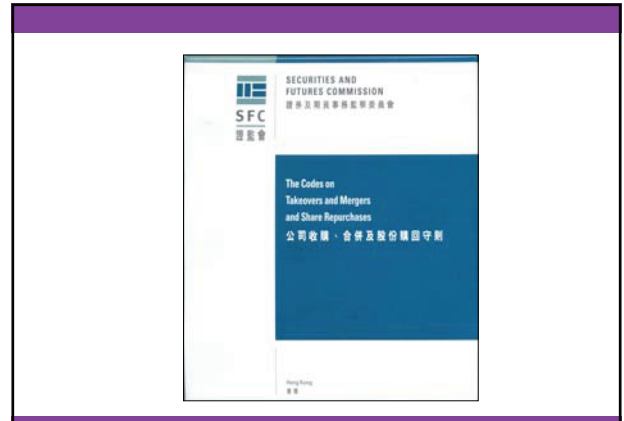
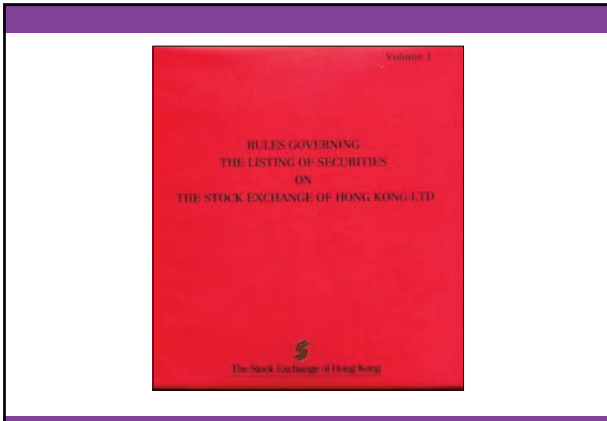
- Project Valuation for listed / to be listed company
 - Hong Kong - (?) since (?)
 - Mainland China (?)
 - Taiwan (?)
 - Overseas (?)
- Regulations – how you feel?

Valuation Standards

- Regulations –
- Statutory and Regulatory Requirements
 - Professional regulations

Statutory and Regulatory Requirements

- Companies Ordinance
- Listing Rules
- Codes on Takeovers and Mergers and Share Repurchases



Companies Ordinance

Third Schedule

- Professionally qualified valuation surveyor of a professional body
- Independent
- If signed on behalf of a company, the company shall have not less than \$1,000,000 paid up capital

Listing Rules

- Ch. 5 (Main Board) and Ch. 8 (GEM Board)
- “Hong Kong Guidance Notes on the Valuation of Property Assets” – Superseded by HKIS Standards
- Independent qualified valuer
- Fellow or Associate member of the HKIS or the RICS (Hong Kong Branch) (default)
- Overseas qualified valuer
- Practice Note 12 to the Listing Rules

Listing Rules

- Ch. 8 (GEM Board)
 - or any equivalent or replacement guidelines published from time to time by The Hong Kong Institute of Surveyors
 - (default) the valuer is a fellow or associate member of The Hong Kong Institute of Surveyors and carries on the business in Hong Kong of valuing properties and is authorised to do so by the rules of that body

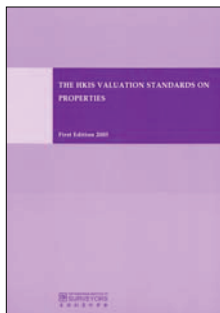
Codes on Takeovers and Mergers and Share Repurchases

Rule 11- Asset Valuation

- All references in this Rule 11 to “the Valuation Standards” are to “The HKIS Valuation Standards on Properties” published by HKIS.
- Property – Members of HKIS
- App 1.1 of HKIS VS 1 – independent valuer
- Other Assets – to be accepted by the SFC and reported on by the financial advisers, simultaneously.

HKIS Standards

What's that?

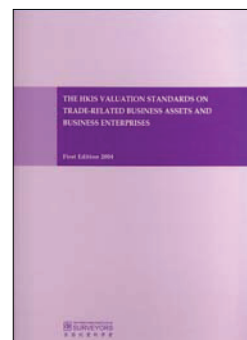


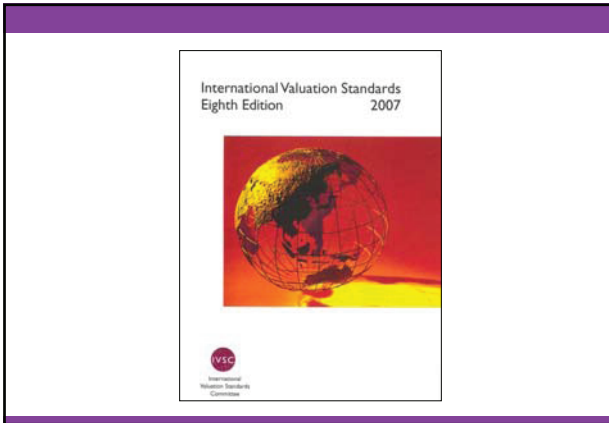
HKIS Standards

That's it!?

HKIS Standards

Any other standards or requirements? The world changed?





HKIS Standards

- Trade Related Assets
- Business Enterprises
- Financial Assets
- Financial Derivatives
- Others ...

Cases Study

Q & A