
EXPERTS

PricewaterhouseCoopers, Colliers International (Hong Kong) Ltd, Cushman & Wakefield (HK) Limited and each of the Joint Global Coordinators have each given and have not withdrawn their respective written consents to the issue of this Offering Circular with the inclusion of their reports and/or opinions and/or memorandum and/or valuation certificates and/or summary thereof (as the case may be) and/or references to their names included herein in the form and context in which they are respectively included.

PricewaterhouseCoopers is a firm of certified public accountants.

Colliers International (Hong Kong) Ltd was responsible for (i) conducting a survey and valuation of the Properties; (ii) producing detailed and summary reports in relation to the findings thereof; and (iii) reviewing the forecast of Rental Income for the Properties and the underlying assumptions used by the Manager for the purpose of the profit forecast set out in the section headed "Profit Forecast" in this Offering Circular.

Cushman & Wakefield (HK) Limited was responsible for (i) carrying out a comprehensive study of the commercial property market in Guangzhou; and (ii) producing a comprehensive report in relation to the findings thereof.

The Hongkong and Shanghai Banking Corporation Ltd is a deemed licensed corporation under the SFO to carry on regulated activity types 1, 4, 6, 7 and 9 as defined under the SFO and a licensed bank under the Banking Ordinance.

Citigroup Global Markets Asia Limited is a deemed licensed corporation under the SFO for regulated activity types 1, 4 and 6 as defined under the SFO.

DBS Bank Ltd. is a deemed registered institution under the SFO for regulated activity types 1, 4 and 6 as defined under the SFO and a licensed bank under the Banking Ordinance.