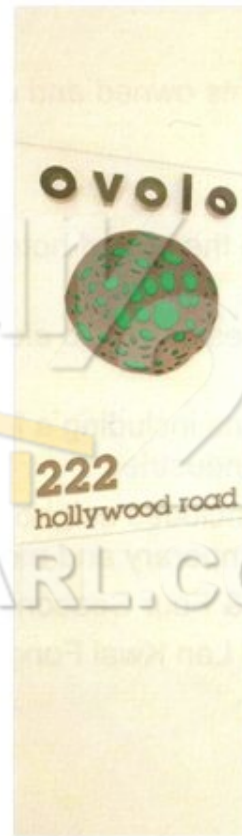


222 HOLLYWOOD ROAD



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INVESTMENT HIGHLIGHTS

The Property

- ◆Luxury serviced apartments owned and operated by renowned operator Ovolo Group.

Location

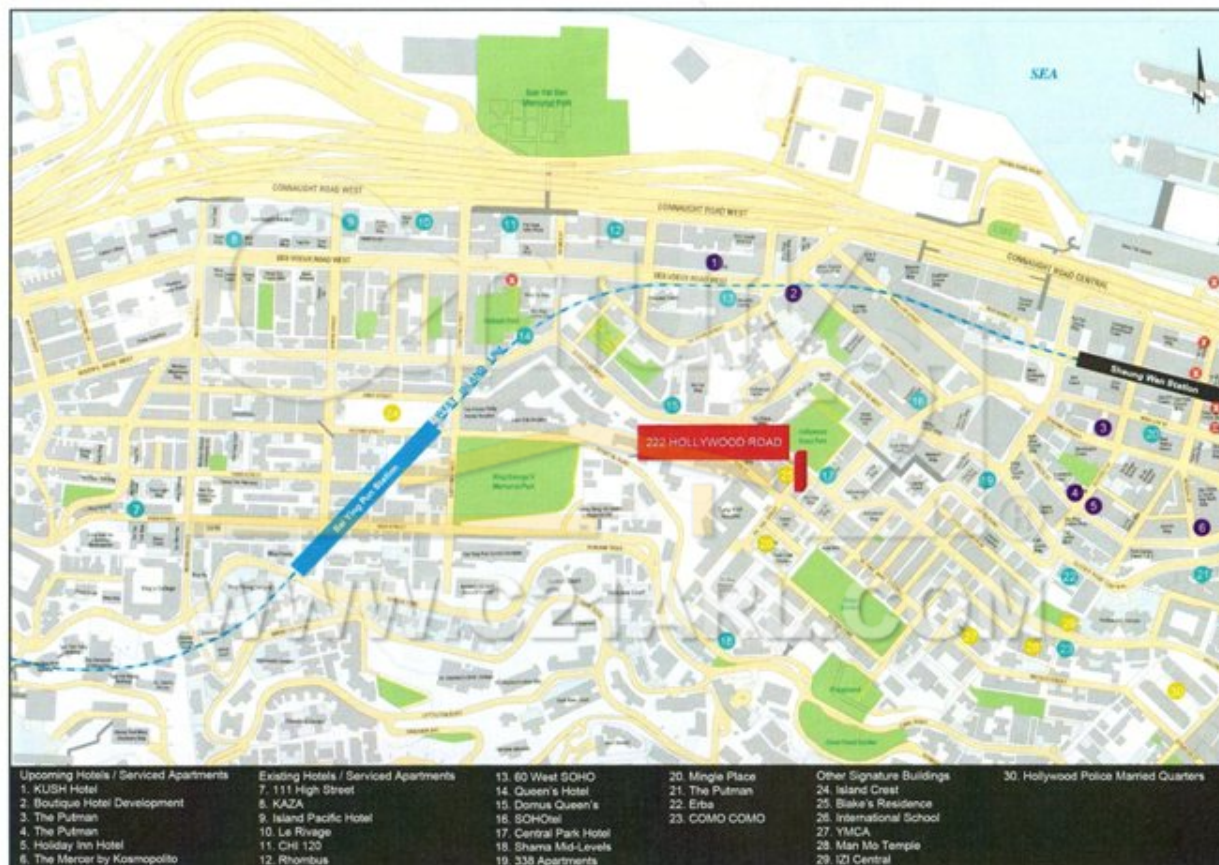
- ◆Located in NOHO area in the hub of hotels, boutique residences and chic & urban restaurants
- ◆Stylish art galleries and design studio alongside the vibrant nightlife of trendy clubs, restaurants and bars
- ◆Continuous transformations including a former Police Married Quarters becoming a landmark hub for creative industries
- ◆A spate of new galleries includes neighboring Cat Street Gallery and the Space show casting international contemporary and modern art
- ◆5 Minutes to Central IFC & Four Seasons Hotel
- ◆10 Minutes to SOHO and Lan Kwai Fong

LOCATION PLAN



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HAPPENING LOCATION PLAN



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OVOLO GROUP

- ◆ Founded in 2002, Ovolo is one of HK leading Owner-Operators of luxury serviced apartments.
- ◆ 174 luxury serviced apartments in 5 apartment blocks on HK Island.
- ◆ 63 rooms Ovolo Hotel in Kowloon West to be open in Spring 2011.
- ◆ Average occupancy in 2010: 90% to 95%.
- ◆ Awards:
Caring Company Certificate from HK Council of Social Service
“Best Design” from HK Designers Association (HKDA) 2005
- ◆ www.ovologroup.com

READY FOR LIVING

INCLUDED IN APARTMENT

- ♦ Intelligent Space Design
- ♦ 42" LCD flat screen TV
- ♦ BOSE DVD/surround sound system
- ♦ Apple TV and Dock
- ♦ JBL iPod Dock & Alarm Clock
- ♦ Fully equipped kitchenette by Smeg
- ♦ Induction Cooking Space by Smeg
- ♦ Washer / dryer by Smeg
- ♦ Bang & Olufsen phones
- ♦ Elsafe electronic safe
- ♦ Belkin & ZyXEL wireless routers
- ♦ Sealy queen-size mattress
- ♦ Mood lighting systems
- ♦ Towel rack warmer
- ♦ Hidden exhaust

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SIGNATURE COMFORTS



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STATUS

1. Vacant Possession

Vendor has the right to lease and collect rent before completion

2. Leased by Ovolo Group Ltd

Rental Yield: 3.3% pa

(Purchaser as Landlord needs to pay Government rates & rent and Property Tax)

Payment of Rental: Quarterly in arrears

Lease Term : 2 years from completion of the purchase

(For comparison, yields of other sectors are as below:

Luxurious House: 1 to 1.5% pa

Prime Office: 2.5 to 3% pa

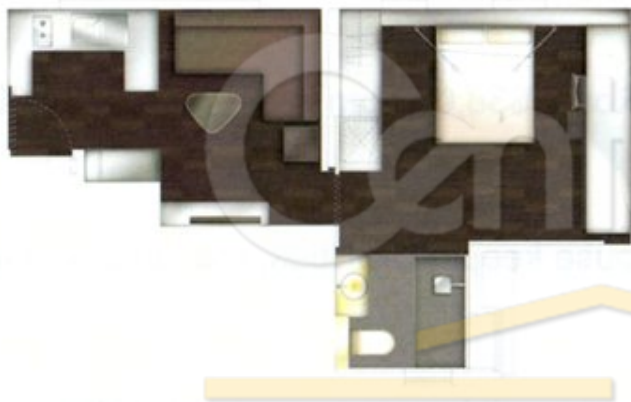
Prime Shops: 2 to 2.5% pa

Prime Industrial: 4 to 4.5% pa)

TENANCY

- ◆ Overall occupancy of serviced apartments of Ovolo Group in 2010: 90% to 95%.
- ◆ Projected Rental for 222 Hollywood Road: \$38,000 pm in average. (\$34,000 to \$43,000 pm inclusive)
- ◆ The Rental is inclusive of standard house keeping, utilities, management fee, rates, etc.
- ◆ Tenants Profile: Investment Bankers, Financial companies, Corporations, Pilots, etc.
- ◆ Nationality: 95% Foreigners.
- ◆ Length of Tenancy: From 3 months to 12 months

FLOOR PLAN



Apartment Size

650 sq. ft. per apartment

Two apartments per floor

(According to EPRC the Saleable area are

A : 407 sf

B : 405 sf

Efficiency: Approx. 62.5%

(For Comparison: Star Street 5: 408sf/676sf
and efficiency of approx. 60.3%. Information
from sale brochure)

1/F A with 404 sq. ft. terraces*

1/F B with 141 sq. ft. terraces*

27/F apartments with 345 sq. ft. private roofs*

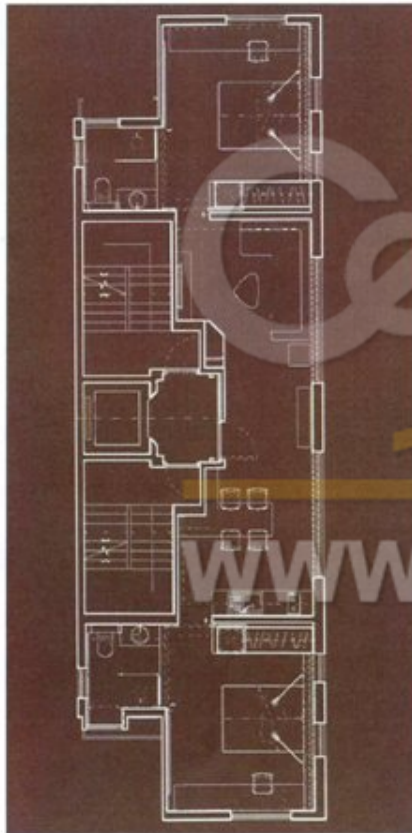
*Not included in the Gross Area

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PROPOSED LAYOUT FOR COMBINED UNITS



Flexibility

In order to create a larger 2 bedroom apartment, the separating wall can be broken down, allowing for 2 units to be combined as one large, spacious apartment featuring 2 en-suite bedrooms and separate living and dining areas.

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TRANSACTION COMPARABLES

Ins. Date (mm/dd/yyyy)	Property	Consideration (HK\$)	Gross Area (sq. ft. approx.)	Price (HK\$ psf)
12/10/2010	*226 Hollywood Road	21,500,000	1,450	14,828
12/08/2010	Unit A, 32/F, SOHO 38	15,500,000	708	21,893
06/23/2010	Unit A, 18/F, SOHO 38	11,700,000	708	16,525
12/10/2010	Unit F, 42/F, Tower 1, Centre Stage	13,000,000	857	15,169
12/03/2010	Unit D, 45-46/F, Tower 1, Centre Stage	50,000,000	2,538	20,000
12/27/2010	Unit D, 23/F, Tower 2, 80 Robinson Road	17,900,000	1,136	15,757
12/30/2010	Unit A, 28/F, Tower 1, 80 Robinson Road	22,800,000	1,387	16,438
12/16/2010	Unit C, 36/F, Tower 1, Island Crest	17,575,000	1,036	16,964
12/08/2010	Unit D, 49/F, Tower 2, Island Crest	10,375,000	625	16,600

*1966 OP

Source: ERPC

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