



利駿行測量師有限公司
LCH (Asia-Pacific) Surveyors Limited
PROPERTY VALUERS
PLANT AND MACHINERY VALUERS
BUSINESS & FINANCIAL SERVICES VALUERS

ESTATE AGENT'S LICENCE
(COMPANY) NO. C-009053

18 September 2009

The Board of Directors
Cheong Ming Investments Limited
4th Floor, Mai Sik Industrial Building
Nos.1-11 Kwai Ting Road
Kwai Chung
New Territories
Hong Kong

Dear Sirs,

Re : Cheong Ming Investments Limited (the "Company")
Conditional Voluntary Cash Offer to Repurchase Shares by the Company

We refer to the document of the Company dated 18 September 2009 (the "Document") in respect of the captioned matter. Unless otherwise stated, terms used in this letter shall have the same meanings as terms defined in the Document.

We hereby confirm that we have given and have not withdrawn our written consent to the inclusion in the Document of our valuation report (including a letter, the summary of values and the valuation certificate) dated 18 September 2009 in connection with the valuation of the property interests of the Company and its subsidiaries in Hong Kong and the People's Republic of China as at 30 June 2009 and references to our name in the form and context in which they are respectively included.

Yours faithfully,
For and on behalf of
LCH (Asia-Pacific) Surveyors Limited

Elsa Ng Hung Mui
Director