

**PART OF LIPPO CENTRE IS UP FOR SALE;  
BRING \$HK41 MILLION IN CASH**

One indication of the anticipated, immediate future direction of the commercial property market of the Hongkong Special Administrative Region (HKSAR) of the People's Republic of China (PRC) is that one property wheeling and dealing company has put its Grade A commercial property on the market, but will accept a tenant if it cannot achieve a minimum price for the property.

According to **TARGET**'s very reliable sources, Polywise (Hongkong) Ltd (()) has put 2 units of the 35<sup>th</sup> Floor of Lippo Centre, Tower Two, on the market at a price of about \$HK9,200 per square foot.

Alternatively, if nobody can be found to spend the best part of \$HK41 million for these 2 offices, the Registered Owner will rent them out at about \$HK35 per square foot.

This information has been confirmed by Mr Stanley Lee, an employee of one of the largest, real-estate agencies of the HKSAR.

The units on the 35th Floor of Lippo Centre measure about 4,399 square feet, in aggregate, and face Hongkong Garden.

At about \$HK9,200 per square foot, a prospective buyer will have to find at least \$HK41 million to clinch the deal.

According to the database of **TOLFIN** ( ) (the Computerised, Online Financial Intelligence Service and Web-Based, Credit-Checking Provider), Polywise purchased the property on or about June 29, 2005, for \$HK34,368,000.

The vendor was United Profit Enterprises Ltd ( ), **TOLFIN**'s records indicate.

Polywise (Hongkong) Ltd is owned as to:

1. Casio International Ltd (of the British Virgin Islands)	46.94 percent
2. Polymass Holdings Ltd (of the British Virgin Islands)	36.14 percent
3. Mak Ving Vunk (of the HKSAR)	1.37 percent
4. Mak Tin Sum (of the HKSAR)	0.69 percent
5. Ho Lou Ping (deceased, of the HKSAR)	6.45 percent
6. Ip Wai Yeu (of the HKSAR)	1.94 percent
7. Adaland Investment Ltd (of the HKSAR)	5.24 percent
8. Sandy Mak Sin Wah (of the HKSAR)	0.62 percent
9. Maily Mak (of the HKSAR)	<u>0.62 percent</u>

**TOTAL: 100.00 PERCENT**

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