

7 Jan 2008

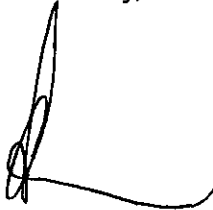
TO WHOM IT MAY CONCERN

This is to confirm that Hong Dau Construction Co. Ltd. (Hong Dau) has being carried out an asset enhancement project at Chung On Shopping Centre since Dec 2006 and it is anticipated that the project would be satisfactorily completed in Feb 2008.

Throughout the renovation period, Hong Dau has conducted good customer services to our tenants and worked smoothly with the project consultant and portfolio management teams to bring the project to success with minimum nuisance to the business operation of the occupied shopping centre.

We look forward to working with Hong Dau again in the future.

Yours sincerely,



Clement Wu
Deputy General Manager