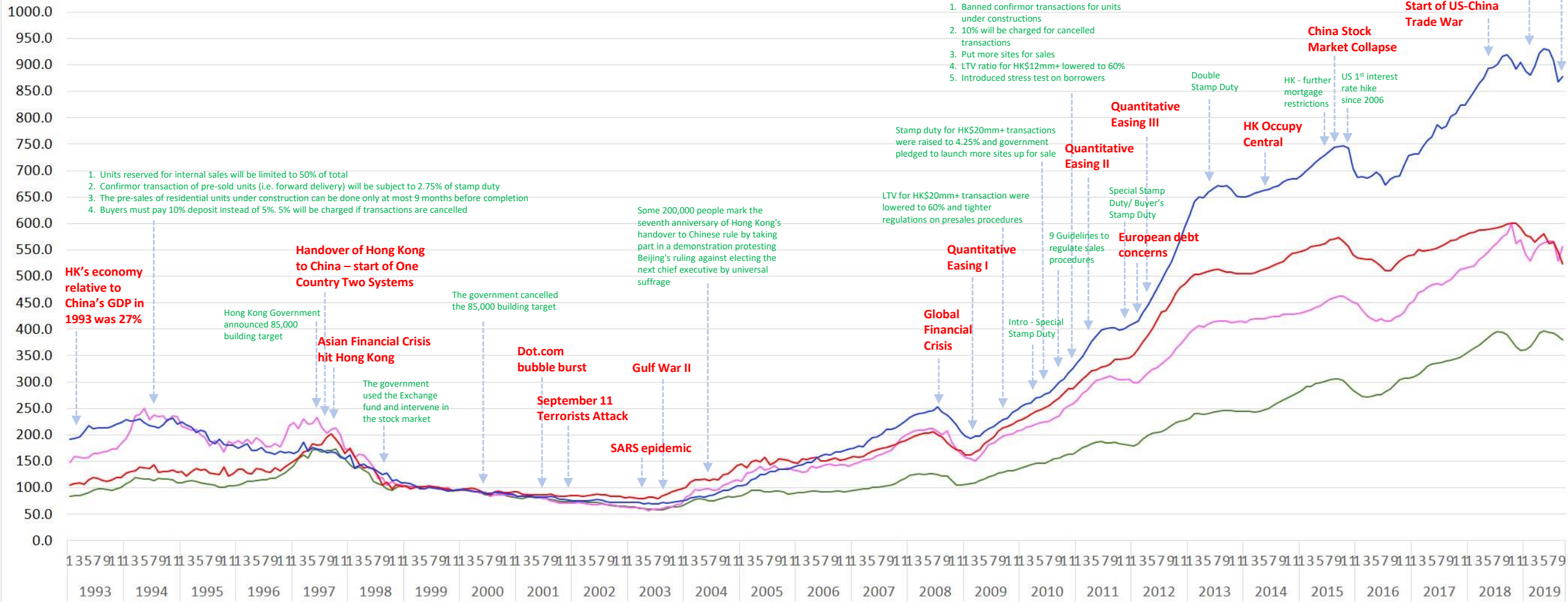


1993 - 2019

PRICE INDICES FOR HONG KONG PROPERTY MARKET

(August 1999 = 100.5)
Index



HK's economy relative to China's GDP in 2019 is 2.9%

- 1. Units reserved for internal sales will be limited to 50% of total
- 2. Confirmor transaction of pre-sold units (i.e. forward delivery) will be subject to 2.75% of stamp duty
- 3. The pre-sales of residential units under construction can be done only at most 9 months before completion
- 4. Buyers must pay 10% deposit instead of 5%. 5% will be charged if transactions are cancelled

- 1. Banned confirmor transactions for units under constructions
- 2. 10% will be charged for cancelled transactions
- 3. Put more sites for sales
- 4. LTV ratio for HK\$12mm+ lowered to 60%
- 5. Introduced stress test on borrowers

HK's economy relative to China's GDP in 1993 was 27%

Handover of Hong Kong to China – start of One Country Two Systems

Asian Financial Crisis hit Hong Kong

Dot.com bubble burst

September 11 Terrorists Attack

SARS epidemic

Gulf War II

Global Financial Crisis

Quantitative Easing I

Quantitative Easing II

Quantitative Easing III

HK Occupy Central

China Stock Market Collapse

Start of US-China Trade War

Start of HK Protests

— Residential — Offices — Retail — Industrial

Source: Rating & Valuation Department, Hong Kong