

To: Secretary to the Board  
Urban Renewal Authority

### REGISTRATION OF INTERESTS

In accordance with Section VIII of the Standing Orders of the Urban Renewal Authority, I, **Janice Lai Wai-man**, hereby declare the following interests in respect of myself and my spouse (where applicable):

Registrable Interest	Details	
<u>PROPRIETORSHIPS, PARTNERSHIPS</u> <u>DIRECTORSHIPS &amp; SHAREHOLDINGS</u>	<u>Member</u>	<u>Spouse</u> (where applicable)
<p>1. (a) Are you the sole proprietor of any business? Yes/<del>No</del></p> <p>If so, please give the name(s) and state briefly the nature of business opposite or on a separate sheet.</p> <p>(b) Are you a partner in any business? <del>Yes</del>/No</p> <p>If so, please give the name(s) and state briefly the nature of business opposite or on a separate sheet.</p> <p>(c) Are you <u>or</u> your spouse* a director in any public or private company? Yes/<del>No</del></p> <p>If so, please fill in Annex 1 attached hereto.</p> <p>[*Note: In the case of a member's spouse, declaration of directorship of a company is only required if the company is engaged primarily in property-related business.]</p>	<p>Nil</p> <p>Nil</p> <p>See Annex 1</p>	<p>Tung Hiu Reits Ltd. (Property holding)</p> <p>Nil</p> <p>See Annex 2</p>



Registrable Interest	Details	
<u>REMUNERATED EMPLOYMENTS, OFFICES, TRADES, PROFESSION, ETC.</u>	<u>Member</u>	<u>Spouse</u> (where applicable)
<p>2. Do you have any employment, office, trade, profession or vocation for which you are remunerated or in which you have any pecuniary interest? Yes/<del>No</del></p> <p>If so, please list opposite or on a separate sheet. Where a firm is named, please briefly indicate the nature of the firm's business.</p> <p>[Notes:</p> <ul style="list-style-type: none"> <li>• Indicate the name of the employment, office, trade, or profession.</li> <li>• An employment, office, trade or profession is "remunerated" where a salary, honorarium, allowance or other material benefit is payable.</li> <li>• "Remunerated offices" should include all "remunerated" public offices.</li> <li>• Members who have paid posts as consultants or advisers should indicate the nature of the consultancy in the register: for example, "management consultant", "legal adviser", etc.</li> <li>• Declaration of a spouse's employment, office, trade, profession or vocation is required if it is directly related to land or property in Hong Kong.]</li> </ul>	Yee Sun Garden Ltd. (Soft Landscape Works)	N/A

Registrable Interest	Details	
<p><u>LAND AND PROPERTY</u></p> <p>3. Do you <u>or</u> your spouse have (either on your own or with or on behalf of each other or infant children) interests in land or property in Hong Kong? Yes/<del>No</del></p> <p>If so, please indicate opposite or on a separate sheet, the nature of the interest.</p> <p>[Notes:</p> <ul style="list-style-type: none"> <li>Where a property, including those for self-occupation, is situated within urban areas, i.e. any area within the electoral boundaries of 11 District Councils, namely, Central &amp; Western, Southern, Eastern, Wanchai, Kwun Tong, Kowloon City, Sham Shui Po, Wong Tai Sin, Yau Tsim Mong, Kwai Tsing and Tsuen Wan, the address of the property will need to be stated. Otherwise, a general description will suffice, e.g. "A property in the New Territories."</li> <li>If you or your spouse have interests in land/properties through a company and you have already declared that in Part 1(e) above, there is no need to mention here again.]</li> </ul>	<p><u>Member</u></p> <p>Two flats at Tai Hing House, 124 Quarry Bay Street, Hong Kong</p> <p>One flat at Tai Sing House, 122 Quarry Bay Street, Hong Kong</p> <p>One flat at Yick Fat Building, 1048 King's Road, Hong Kong</p>	<p><u>Spouse</u> (where applicable)</p> <p>One flat at Fontana Gardens, 1-25 Ka Ning Path, Tai Hang, Hong Kong</p>

Registrable Interest	Details	
<p><u>MISCELLANEOUS</u></p> <p>4. If you have any relevant interests which you consider should be disclosed but which do not fall within the three categories set out above, please list them opposite.</p>	<p><u>Member</u></p>	<p><u>Spouse</u> (where applicable)</p>
<p>Date: 15 September 2025</p>	<p>Name: <b>Janice Lai Wai-man</b></p> <p>Signature: -signed-</p>	

## Annex 1

<b><u>Directorships / Shareholders</u></b>					
<b>Name of Company</b>	<b>Nature of Business</b>	<b>*Executive Director</b>	<b>*Non-executive Director</b>	<b>*Remunerated</b>	<b>*Non-Remunerated</b>
Yee Sun Garden Ltd.	Soft landscape works	✓		✓	
Yee Sun Garden (Macau) Ltd.	Soft landscape works	✓			✓
Landmax Engineering Ltd.	Civil engineering works	✓			✓
Wealth Ace Investment Ltd.	Property holding, holds: - a flat at Kingsford Gardens on Tin Hau Temple Road - a flat at Tai Lung House, 123 Quarry Bay Street - a unit at Kodak House II in North Point - shops and car parking spaces at Tai Cheong House, Sai Wan Ho - a unit at Shing King Industrial Building, Chai Wan - properties in Kam Tin, Yuen Long	✓			✓
Urban Renewal Fund	Trustee and settlor of the Urban Renewal Trust Fund		✓		✓

## Annex 2

<b><u>Directorships / Shareholders</u></b>					
<b>Name of Company</b>	<b>Nature of Business</b>	<b>*Executive Director</b>	<b>*Non-executive Director</b>	<b>*Remunerated</b>	<b>*Non-Remunerated</b>
Redcoal Ltd.	Property holding, holds a shop at: 17-19 Fuk Tsun Street, Kowloon	✓			✓
Tung Hiu Reits Ltd.	Property holding, holds a flat at: Earl Gardens, 1 Earl Street, Kowloon	✓			✓
Cheer Group Ltd.	Property holding, holds a shop at: 404-406 Jaffe Road, Hong Kong	✓			✓
Quartetech Ltd.	Property holding, holds a shop at: 52 Tong Mei Road, Kowloon	✓			✓
Great Tune Ltd.	Property holding, holds a shop at: 83 Wan Chai Road, Hong Kong	✓			✓
Three Grow Ltd.	Property holding, holds a shop at: 83 Wan Chai Road, Hong Kong	✓			✓
Master Fair Ltd.	Property holding, holds land in the New Territories	✓			✓
Triotech Limited	Property holding, holds land in the New Territories	✓			✓
Gearing Investment Ltd.	Property holding, holds land in the New Territories	✓			✓

<b><u>Directorships / Shareholders</u></b>					
<b>Name of Company</b>	<b>Nature of Business</b>	<b>*Executive Director</b>	<b>*Non-executive Director</b>	<b>*Remunerated</b>	<b>*Non-Remunerated</b>
Metro Delight Ltd.	Property holding, holds property in the New Territories	✓			✓
Hermes Credit Ltd.	Property holding, holds property in Mainland China	✓			✓
Hoi Luen Reits Ltd.	Property holding, holds property in Mainland China	✓			✓
Amtex Ltd.	Property holding, holds property in Mainland China	✓			✓

\* Please tick (✓) the appropriate box.