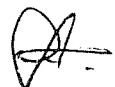


WRITTEN STATEMENT OF MR POON KAN YOUNG

1. In response to the request (the "Request") by the Select Committee appointed to study Mr Leung Chun-ying's involvement as a member of the jury in the West Kowloon Reclamation Concept Plan Competition (the "Competition") and related issues in its letter to me dated 21 March 2012 (the "Letter"), I have prepared this statement.
2. I note the Request is for a written statement of my understanding of matters pertaining to Item IV of the four main areas of the Study as listed in Appendix III of the Letter. Since I have little knowledge of the other matters identified at sub-items (m) and (o) under Item IV, this statement sets out my recollection of events and matters relevant to sub-item (n), namely the role and involvement of Debenham Tie Leung Limited ("DTZ") in respect of the entry submitted by T. R. Hamzah & Yeang Sdn Bhd ("Hamzah") in September 2001 in relation to the Competition (the "Entry Concerned") and DTZ's relationship with Davis Langdon & Seah Hong Kong Limited ("DLS"). Further, considering that these events and matters took place more than 10 years ago, I have refreshed my memory by revisiting DLS's file in relation to its involvement in the Competition prior to making this statement.
3. I was (and presently remain as) a director of DLS at the time of the Competition in or around September 2001.
4. DLS, which was established in Hong Kong in 1949, is one of the largest quantity surveying consultancy firms in the world and engages in the business of

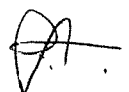


providing consultancy services to the architectural and engineering sections of the construction industry in relation to private and public land development projects.

5. On 22 May 2001, DLS's associated company in Malaysia, Davis Langdon & Seah Malaysia Sdn Bhd ("DLS Malaysia"), received a written invitation from Dr Kenneth Yeang of Hamzah to be part of their project team as the quantity surveyors in relation to the Competition. It was made clear in the invitation that no fees would be payable to DLS although Hamzah advised that they would pay an unspecified portion of the prize money that might be awarded to them in the event that their submission was successful in the Competition.
6. On 23 May 2001, DLS Malaysia accepted Hamzah's invitation on a "no fee" basis. This project was then referred to DLS in Hong Kong, and I became the director-in-charge responsible for DLS's involvement in the Competition.
7. On <sup>21</sup>~~22~~ August 2001, DLS received from Hamzah a schedule of accommodation and drawings for Hamzah's project design in relation to their proposed submission to the Competition and commenced work on the same.
8. Shortly afterwards, I realized that the submission would require an estimate of the land value for the retail, residential, hotel and office uses outlined in Hamzah's project design. As this was outside our expertise, I contacted a friend of mine, Mr Edmund H K Ho ("Mr Ho"), who was then the Chief Operation Officer at DTZ, to invite DTZ to join the project team on a "no fee" basis to carry out the assessments.


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9. Mr Ho accepted my invitation and referred the project to Mr K B Wong and Mr K K Chiu, both directors of DTZ, to provide opinion on land premium issues. There was no discussion between me and anyone at DTZ about any fees being payable to DTZ by DLS.
10. On 11 September 2001, I corresponded with LKW & Partners (HK) Ltd ("LKW"), who partnered with Hamzah in submitting the Entry Concerned, advised LKW of DTZ's agreement to deal with the land valuation aspect and other matters arising from the project.
11. On 18 September 2001, DTZ provided comments on project feasibility and land value to LKW. On 24 and 25 September 2001, correspondence was exchanged between DTZ and DLS regarding the comments given by DTZ on 18 September 2001.
12. By a facsimile dated 7 September 2001, Hamzah requested all members of the project team to each submit, by 25 September 2001, a summary with information as to its company name, address, names and curriculum vitae of the key personnel involved, in order that the information could be included in the final Submission. On 19 September 2001, I forwarded a copy of Hamzah's facsimile to Mr K K Chiu of DTZ for their action.
13. On 25 September 2001, on behalf of DLS, I sent the requested information regarding our company to Hamzah. Also on 25 September 2001, DTZ sent the requested information regarding their company to Hamzah by way of a facsimile,



which was copied to DLS.

14. DLS concluded their studies and involvement in Hamzah's project design in relation to the Competition on 26 September 2001.



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POON KAN YOUNG

Date : 26th March 2012