

29 September 2022

EVOC Intelligent Technology Company Limited

EVOC Technology Building,
No. 31 Gaoxinzongsi Road,
Nanshan District, Shenzhen,
People's Republic of China

Dear Sirs,

In accordance with instructions from EVOC Intelligent Technology Company Limited (the “**Company**”) to value all the properties in which EVOC Intelligent Technology Company Limited and its subsidiaries (collectively referred to as “**the Group**”) has interests in the People's Republic of China (the “**PRC**”), we confirm that we have carried out inspections, made relevant enquiries, and obtained such further information as we consider necessary for the purpose of providing you with our opinion on the market values of such properties as at 31 July 2022 (the “**Valuation Date**”).

Valuation Basis, Assumptions and Methodology

Our valuation is prepared in accordance with the HKIS Valuation Standards (2020 Edition) published by the Hong Kong Institute of Surveyors (“**the HKIS**”), the RICS Valuation — Global Standards 2022 published by the Royal Institution of Chartered Surveyors (“**RICS**”) and International Valuation Standards (“**IVS**”) published by the International Valuation Standards Council.

Our valuation is made on the basis of Market Value which is defined as “the estimated amount for which an asset or liability should exchange on the Valuation Date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

We have also complied with all the requirements contained in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) and Rule 11 of the Takeovers Code.

Our valuation has been made on the assumption that the owner sells the property on the market without the benefit or burden of a deferred term contract, leaseback, joint venture, or any similar arrangement, which would serve to affect the values of the property interests.

No allowance has been made in our valuation for any charges, mortgages or amounts owing neither on the property nor for any expenses or taxation which may be incurred in effecting sale. Unless otherwise stated, it is assumed that the properties are free from encumbrances, restrictions and outgoings of an onerous nature which could affect their values.

We have valued the properties in Group I which are held by the Group for sale, and portions of the properties in Group II which are held by the Group for owner occupation, portions of the properties in Group III which are held by the Group for investment, and the properties in Group V which are held by the Group for future development by the Market Approach on the assumption that each property can be sold in their existing state with the benefit of immediate vacant possession by making reference to comparable sales evidence as available in the relevant market. Comparable properties with similar sizes, characteristics and locations are analyzed, and carefully weighed against all respective advantages and disadvantages of each property in order to arrive at a fair comparison of value.

We have also valued portions of properties in Group II which are held by the Group for owner occupation and portions of properties in Group III which are held by the Group for investment by using the both Market Approach and Income Approach. The Income Approach takes into account the rental income of the properties derived from the existing leases and/or achievable in the existing market with due allowance for the reversionary income potential of the leases, which have been then capitalized to determine the market value at an appropriate capitalization rate. Where appropriate, reference has also been made to the comparable sales evidence as available in the relevant market.

In valuing the properties in Group IV which are under development, we have assumed that they will be developed and completed in accordance with the latest development proposals/parameters provided to us by the Group. In arriving at our opinion of value, we have adopted the Cost Approach. We have taken into account the accrued construction costs relevant to the stage of construction as at the valuation date, plus the land value assessed by Market Approach by making reference to comparable land sales evidence as available in the relevant market. We have relied on the construction costs information provided by the Group according to the stages of construction and we did not find any material inconsistency from those of other similar developments.

In compliance with Rule 11.3 of the Takeovers Code, the potential tax liabilities which would arise from the sale of the properties as advised by the Group are listed as follows. Profit tax is levied on the profit from the sale of the properties at 25%. Value added tax and related taxes are levied at 5.3% or 9.3% of the transaction amount. Besides, land appreciation tax is levied on the gains from the appreciation of property value, at progressive rates ranging from 30% to 60% based on the amount of land value appreciation.

For properties held for future development, they are not currently under development nor with immediate development potential as the Group has no detailed development schemes in the immediate future and has not obtained all necessary consents or approvals for development.

For the property interest held for sale by the Group, the property interests are intended to be sold as advised by the Group. Hence, the likelihood of the potential tax liability being crystalized is considered to be high. For the property interests held for investment, for occupation, under development and for future development by the Group, as advised by the Group, the Group has no intention to dispose such property interests as at 31 July 2022, being the latest practicable date. Hence, the likelihood of the potential tax liability being crystalized is considered to be remote. We have not taken into account the tax liability in the course of our valuation.

Source of Information

We have relied on information provided by the Group, in particular, but not limited to the sales records, planning approvals, statutory notices, easements, development scheme, construction costs, development time schedules, site area and floor area, tenancy schedules, interests attributable to the Group and other relevant information. No on-site measurement has been taken. Dimensions, measurements and areas included in the property summaries are only approximations. We have taken every reasonable care both during reviewing the information provided to us and in making relevant enquiries. We have no reason to doubt the truth and accuracy of the information provided to us by the Group, which is material to the valuation. We were also advised by the Group that no material facts have been omitted from the information provided to us.

In the course of our valuation for the properties in the PRC, we have relied on the legal opinion dated 2 September 2022 provided by the Company's PRC legal advisor, Commerce & Finance Law Office. We have been provided with extracts from title documents relating to such properties. We have not, however, inspected the original documents to verify ownership or any amendment which did not appear on the copies handed to us. All documents have been used for reference only. Unless otherwise stated, in valuing the properties, we have prepared our valuation on the basis that the owners have proper title to the properties and have free and uninterrupted rights to use, occupy or assign the properties for the whole of the unexpired terms as granted.

Property Inspection

We have inspected the exterior of the properties and, where possible, the interior of the properties. In the course of our inspection, we did not notice any serious defects. However, we have not carried out any structural survey, nor any tests were made on the building services, nor any investigation to determine the presence of any deleterious or hazardous material in the properties. Therefore, we are not able to report whether the properties are free of rot, infestation, deleterious materials or any other structural defects.

We have not carried out site measurements to verify the correctness of the areas of the properties. We have assumed that the areas shown on the documents and site plans provided to us are correct. During our inspection, we have not carried out investigations on the site to determine the suitability of the ground conditions and the services for any future development. Our valuation is on the basis that these aspects are satisfactory.

Ms. Meg Zhang, Ms. Clara Shi, Ms. Coco Zhu, Ms. Jin Zheng, Mr. Laurent Li, Ms. Luna Jia, Ms. Yerna Liu, Mr. Kenneth Ching and Mr. Bill Zhang have provided professional assistance and/or inspected the properties in August 2022. They are Chartered Surveyors/China Real Estate Appraisers or have more than 2 years' experience in the valuation of properties in the PRC.

Heightened Market Volatility

We draw your attention to the fact that a combination of global inflationary pressures (leading to higher interest rates) and the recent geopolitical events in Ukraine, in addition to the on-going effects of the global Covid-19 pandemic in some markets, has heightened the potential for greater volatility in property markets over the short-to-medium term. Experience has shown that consumer and investor behavior can quickly change during periods of such heightened volatility. Investment decisions should reflect this heightened level of volatility. Investment caution is advised in this regard.

Currency

Unless otherwise stated, all monetary amounts are stated in Renminbi (“**RMB**”), the official currency of the PRC. The exchange rate adopted in our valuation is approximately HKD1 = RMB0.85948 which was approximately the prevailing exchange rate at the Date of Valuation.

We enclose herewith our summary of values and valuation certificates.

Yours faithfully,
For and on behalf of
CBRE Limited

Stephen Lin
BSc(Surv), MHKIS, MRICS, RPS(GP), MCIREA
Director
Valuation & Advisory Services

Note:

Mr. Lin Tien Chi, Stephen BSc(Surv), MHKIS, MRICS, RPS(GP), MCIREA is a qualified general practice surveyor and has over 15 years of valuation experience in the PRC and Hong Kong.

Summary of Values

No.	Property	Market value	Market value	Market value	Market value	Market value	Total Market	Interest	Market value
		in existing	in existing	in existing	in existing	in existing	value in	Attributable	in existing
		state as at the	state as at the	state as at the	state as at the	state as at the	existing state	to the Group	state
	valuation date	valuation date	valuation date	valuation date	valuation date	as at the	Group	as at the	
	<i>RMB</i>	<i>RMB</i>	<i>RMB</i>	<i>RMB</i>	<i>RMB</i>	<i>RMB</i>		<i>RMB</i>	
	Group I	Group II	Group III	Group IV	Group V				
1	Unit 10B1, 10B2, Tianxiang Building, Chegongmiao, Futian District, Shenzhen, Guangdong Province, the People's Republic of China	—	—	30,100,000	—	—	30,100,000	100%	30,100,000
2	Shenzhen EVOC Hi-Tech Tower, No. 31 Gaoxinhongsi Road, Nanshan District, Shenzhen City, Guangdong Province, the People's Republic of China	—	211,800,000	706,000,000	—	—	917,800,000	100%	917,800,000
3	Guangming EVOC Zhigu, Guangming High-tech Zone, Shenzhen, Guangdong Province, the People's Republic of China	—	209,000,000	904,000,000	—	—	1,113,000,000	100%	1,113,000,000
4	60 units in Fu'an Yayuan, Guanlan Street, Bao'an District, Shenzhen, Guangdong Province, the People's Republic of China	—	No Commercial Value	—	—	—	No Commercial Value	100%	No Commercial Value
5	Nantong EVOC Zhigu, Gangzha District, Nantong, Jiangsu Province, the People's Republic of China	—	271,000,000	—	—	16,600,000	287,600,000	100%	287,600,000
6	Hangzhou EVOC Hi-Tech Tower, the northwest corner of the intersection of Jianghong Road and Binkang Road, Binjiang District, Hangzhou, Zhejiang Province, the People's Republic of China	—	11,300,000	270,300,000	—	—	281,600,000	100%	281,600,000
7	EVOC International Financial Centre, Huaqiao Town, Kunshan City, Jiangsu Province, the People's Republic of China	—	—	—	540,000,000	—	540,000,000	100%	540,000,000

No.	Property	Market value	Market value	Market value	Market value	Market value	Total Market	Interest	Market value
		in existing state as at the valuation date	in existing state as at the valuation date	in existing state as at the valuation date	in existing state as at the valuation date	in existing state as at the valuation date	value in existing state as at the valuation date		Attributable to the Group
		RMB	RMB	RMB	RMB	RMB	RMB	RMB	
		Group I	Group II	Group III	Group IV	Group V			
8	Portion of Hermes Cove, Dianshanhu Town, Kunshan City, Jiangsu Province, the People's Republic of China	919,300,000	6,300,000	33,000,000	137,000,000	30,600,000	1,126,200,000	100%	1,126,200,000
9	Portion of Shengang Guoji A1, Xishan District, Wuxi City, Jiangsu Province, the People's Republic of China	283,900,000	121,600,000	652,900,000	275,700,000	—	1,334,100,000	100%	1,334,100,000
10	Portion of Shengang Guoji A2, Xishan District, Wuxi City, Jiangsu Province, the People's Republic of China	876,000,000	—	—	—	—	876,000,000	100%	876,000,000
	Total								
	RMB	<u>2,079,200,000</u>	<u>831,000,000</u>	<u>2,596,300,000</u>	<u>952,700,000</u>	<u>47,200,000</u>	<u>6,506,400,000</u>		<u>6,506,400,000</u>
	HKD	<u>2,419,100,100</u>	<u>966,900,000</u>	<u>3,020,800,000</u>	<u>1,108,500,000</u>	<u>54,900,000</u>	<u>7,570,200,000</u>		<u>7,570,200,000</u>

Abbreviations:

Group I: Properties held for sale by the Group in the PRC

Group II: Properties held and occupied by the Group in the PRC

Group III: Properties held for investment by the Group in the PRC

Group IV: Properties held under development by the Group in the PRC

Group V: Properties held for future development by the Group in the PRC

VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Market value in existing state as at 31 July 2022
1. Unit 10B1, 10B2, Tianxiang Building, Chegongmiao, Futian District, Shenzhen, Guangdong Province, the People's Republic of China	<p>Tianxiang Building (the “Development”) is a 13-storey factory building, completed in November 1998. The Development occupies a parcel of land with a site area of approximately 53,934.53 sqm.</p> <p>The property comprises two units of the Development, Units 10B1 and 10B2. The total gross floor area of the property is approximately 1,151.96 sqm.</p> <p>The land use rights of the property have been granted for a term of 50 years commencing on 16 November 1988 and expiring on 15 November 2038 for industrial use.</p>	As at valuation date, the property was leased to a third-party tenant, at a total monthly rent of approximately RMB120,960, with the tenancy expiring on 14 June 2023.	<p>RMB30,100,000</p> <p>(100% interest attributable to the Group: RMB30,100,000)</p>

Notes:

- Pursuant to the two Real Estate Title Certificates — Shen Fang Di Zi Di No. 3000525066 and Shen Fang Di Zi Di No. 3000525067, dated 25 July 2008, the building ownership rights of the property with a total gross floor area of approximately 1,151.96 sqm are held by the Company, for a term expiring on 15 November 2038 for industrial use (Factory).
- According to the information provided by the Company, the gross floor area of the property is set out as below:

Group	Use	Gross Floor Area (sqm)	No. of car parking spaces
Group III — held for investment by the Group	Factory	1,151.96	
	Total	1,151.96	N/A

- As advised by the Group, the potential tax liabilities which would arise from the sale of the properties include profit tax is levied on the profit from the sale of the property at 25%, value added tax and related taxes at 5.3% of the transaction amount and land appreciation tax levied on the gains from the appreciation of property value, at progressive rates ranging from 30% to 60% based on the amount of land value appreciation.

4. We have been provided with a legal opinion on the property prepared by the Company's PRC legal advisor, which contains, *inter alia*, the following information:
 - a. The Company is in possession of a proper legal title to the property and is entitled to occupy, use, lease, transfer, mortgage or by other legal means to dispose of the land use rights of the property;
 - b. The property is free from mortgage or any other encumbrances.
5. Our valuation has been made on the basis and analysis:

In undertaking the valuation, we have made reference to various market comparables of similar developments within the same district which have characteristics comparable to the property. The unit prices of these comparable properties range from RMB26,000 to RMB28,500 per sqm. Due adjustments to the unit prices of these comparable properties have been made to reflect factors including but not limited to, time, location, size and other physical characteristics in arriving at the assumed unit rate.
6. A summary of the major certificates/approvals is shown as follows:
 - a. Real Estate Title Certificate Yes
7. For the purpose of this report, the property is classified into the group as "Group III — held for investment by the Group in the PRC" according to the purpose for which it is held.

VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Market value in existing state as at 31 July 2022
2. Shenzhen EVOC Hi-Tech Tower, No. 31 Gaoxinzongsi Road, Nanshan District, Shenzhen, Guangdong Province, the People's Republic of China	<p>Shenzhen EVOC Hi-Tech Tower is a 17-storey research & development (R&D) office building in Nanshan District, Shenzhen, completed in May 2007. The property occupies a parcel of land with a site area of approximately 9,000.23 sqm.</p> <p>The property comprises various R&D office units with a total gross floor area of 42,348.58 sqm. In addition, there are a total of 359 car parking spaces located in three basement levels and other facilities with a total gross floor area of approximately 19,034.13 sqm.</p> <p>The land use rights of the property have been granted for a term of 50 years commencing on 27 November 2003 and expiring on 26 November 2053 for industrial use.</p>	<p>As at valuation date, a portion of the property with a total gross floor area of approximately 21,124.2 sqm was leased to various third-party tenants, at a total monthly rent of approximately RMB3,052,000 with the latest tenancies expiring on 31 August 2024.</p> <p>A portion of the property with a total gross floor area of approximately 11,420.76 sqm was self-occupied, and the remaining portion was vacant.</p>	<p>RMB917,800,000</p> <p>(100% interest attributable to the Group: RMB917,800,000)</p>

Notes:

1. Pursuant to the Real Estate Title Certificate — Shen Fang Di Zi Di No. 4000378476 dated 18 November 2008, the land use rights of the property with a total site area of 9,000.23 sqm and the building ownership rights of the property with a total gross floor area of approximately 42,348.58 sqm are held by the Company, for a term expiring on 26 November 2053 for industrial use (Hi-tech Research and Development).

2. According to the information provided by the Company, the gross floor area of the property is set out as below:

Group	Use	Gross Floor Area (sqm)	No. of car parking spaces
Group II — held and occupied by the Group	R&D Office	11,420.76	
	Subtotal	11,420.76	N/A
Group III — held for investment by the Group	R&D Office	30,927.82	
	Other facilities*	140.25	
	Car parking spaces*	19,034.13	359
	Subtotal	50,102.20	359
	Total	61,522.96	359

* The areas of these portions of the property are not recorded on the Real Estate Title Certificate.

3. As advised by the Group, the potential tax liabilities which would arise from the sale of the properties include profit tax is levied on the profit from the sale of the property at 25%, value added tax and related taxes at 5.3% of the transaction amount and land appreciation tax levied on the gains from the appreciation of property value, at progressive rates ranging from 30% to 60% based on the amount of land value appreciation.
4. Our valuation has been made on the basis and analysis:
- In undertaking the valuation, we have made reference to recent lettings of the property and various market comparables of similar developments which have characteristics comparable to the property. The unit rent of these comparable properties range from RMB130 to RMB159 per sqm per month. Due adjustments to the unit rent of these comparable properties have been made to reflect factors including but not limited to, time, location, size and other physical characteristics in arriving at the assumed unit rent. We have adopted an average unit rent of RMB145 per sqm per month, which is consistent with the relevant comparables.
 - Based on our market research, the market yields of comparable properties are in the range between 5.00% and 5.50% as at the valuation date. Considering the location, risk and characteristics of the property, we have applied a capitalization rate of 5.00% in the valuation.
5. We have been provided with a legal opinion on the property prepared by the Company's PRC legal advisor, which contains, *inter alia*, the following information:
- The Company is in possession of a proper legal title to the property and is entitled to occupy, use, lease, transfer, mortgage or by other legal means to dispose of the land use rights of the property;
 - The property is mortgaged to China Development Bank Shenzhen Branch for the loan amount of RMB300,000,000;
 - The Company is entitled to lease, transfer or dispose of the mortgaged portion of the property after discharging the mortgage or obtaining consent from the mortgagee.

6. A summary of the major certificates/approvals is shown as follows:

a. Real Estate Title Certificate Yes

7. For the purpose of this report, the property is classified into the following groups according to the purpose for which it is held. The market value of each group as at the valuation date in its existing state is set out as below:

Group	Market Value in existing state as at the Valuation Date
Group II — held and occupied by the Group	RMB211,800,000
Group III — held for investment by the Group	<u>RMB706,000,000</u>
Total	<u><u>RMB917,800,000</u></u>

VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Market value in existing state as at 31 July 2022
3. Guangming EVOC Zhigu, Guangming High-tech Zone, Shenzhen, Guangdong Province, the People's Republic of China	<p>Guangming EVOC Zhigu is located in Guangming High-tech Zone in Shenzhen. Completed in 2014, the property occupies a parcel of land with a site area of approximately 80,074.39 sqm.</p> <p>The property comprises one 22-storey research & development (R&D) office building, two 6-storey research & development (R&D) factory buildings and one 13-storey fully furnished apartment building, with a total gross floor area of approximately 199,779.98 sqm. In addition, there are a total of 538 car park spaces.</p> <p>The land use rights of the property have been granted for a term of 50 years commencing on 1 January 2009 and expiring on 31 December 2058 for class A industrial use.</p>	<p>As at valuation date, a portion of the property with a total gross floor area of approximately 120,322.8 sqm was leased to various third-party tenants, at a total monthly rent of RMB5,194,000 with the latest tenancies expiring on 31 May 2026.</p> <p>A portion of the property with a total gross floor area of approximately 59,398.58 sqm was self-occupied, and the remaining portion was vacant.</p>	<p>RMB1,113,000,000</p> <p>(100% interest attributable to the Group: RMB1,113,000,000)</p>

Notes:

1. Pursuant to the Real Estate Title Certificate — Shen Fang Di Zi Di No. 8000109354 dated 1 September 2015, the land use rights of the property with a total site area of 80,074.39 and the building ownership rights of the property with a total gross floor area of approximately 199,779.98 sqm are held by the Company, for a land use term of 50 years expiring on 31 December 2058 for Class A industrial use (R&D Factory, Factory and Supporting).

2. According to the information provided by the Company, the gross floor area of the property is set out as below:

Group	Use	Gross Floor Area (sqm)	No. of car parking spaces
Group II — held and occupied by the Group	R&D Office	11,509.75	
	R&D Factory	16,570.60	
	Apartment (Dormitory)	<u>31,318.23</u>	<u> </u>
	Subtotal	<u>59,398.58</u>	<u>N/A</u>
Group III — held by the Group for investment	R&D Office*	46,848.58	
	R&D Factory	75,319.28	
	Apartment (Dormitory)*	23,367.97	
	Car parking spaces**	<u>40,547.67</u>	<u>538</u>
	Subtotal	<u>186,083.50</u>	<u>538</u>
	Total	<u>245,482.08</u>	<u>538</u>

* The area of the mezzanine floor in R&D office and apartment buildings with a total gross floor area of 5,154.43 sqm is not recorded on the Real Estate Title Certificate.

** The area of this portion of the property is not recorded on the Real Estate Title Certificate.

3. As advised by the Group, the potential tax liabilities which would arise from the sale of the properties include profit tax is levied on the profit from the sale of the property at 25%, value added tax and related taxes at 5.3% of the transaction amount and land appreciation tax levied on the gains from the appreciation of property value, at progressive rates ranging from 30% to 60% based on the amount of land value appreciation.
4. We have been provided with a legal opinion on the property prepared by the Company's PRC legal advisor, which contains, *inter alia*, the following information:
- The Company is in possession of a proper legal title to the property and is entitled to occupy, use, lease, transfer, mortgage or by other legal means to dispose of the property;
 - The land use rights of the property can only be transferred as a whole to companies which fulfil the conditions as stated in the State-owned Land Use Rights Grant Contract, and not permitted for strata-sale;
 - The property is mortgaged to China CITIC Bank for a total loan amount of RMB1,190,000,000;
 - The Company is entitled to lease, transfer or dispose of the mortgaged portion of the property after discharging the mortgage or obtaining consent from the mortgagee.

5. Our valuation has been made on the basis and analysis:
- a. In undertaking the valuation, we have made reference to recent lettings of the property and various market comparables of similar developments which have characteristics comparable to the property. The unit rent of these comparable properties range from RMB50 to RMB55 per sqm per month for the R&D office portion, from RMB28 to RMB35 per sqm per month for the R&D factory portion, and from RMB22 to RMB32 per sqm per month for the apartment portion of the property. Due adjustments to the unit rent of these comparable properties have been made to reflect factors including but not limited to, time, location, size and other physical characteristics in arriving at the assumed unit rent. We have adopted an average unit rent of RMB50 per sqm per month, RMB29 per sqm per month and RMB24 per sqm per month, for the R&D office portion, R&D factory and apartment portions, respectively, which are consistent with the relevant comparables.
 - b. Based on our market research, the market yields of comparable properties are in the range between 5.00% and 5.50% as at the valuation date. Considering the location, risk and characteristics of the property, we have applied a capitalization rate of 5.50% in the valuation.

6. A summary of the major certificates/approvals is shown as follows:

- a. Real Estate Title Certificate Yes

7. For the purpose of this report, the property is classified into the following groups according to the purpose for which it is held. The market value of each group as at the valuation date in its existing state is set out as below:

Group	Market Value in existing state as at the Valuation Date
Group II — held and occupied by the Group	RMB209,000,000
Group III — held for investment by the Group	<u>RMB904,000,000</u>
Total	<u><u>RMB1,113,000,000</u></u>

VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Market value in existing state as at 31 July 2022
4.	<p>60 units in Fu'an Yayuan, Guanlan Street, Bao'an District, Shenzhen, Guangdong Province, the People's Republic of China</p> <p>Fu'an Yayuan (the "Development") is an affordable housing development in Bao'an District, Shenzhen, completed in June 2015. The Development occupies a parcel of land with a site area of approximately 112,092.86 sqm.</p> <p>The property comprises 60 residential units in the Development, with a total gross floor area of approximately 5,311.36 sqm.</p> <p>The land use rights of the property have been granted for a land use term of 70 years commencing on 31 December 2010 and expiring on 30 December 2080 for residential use.</p>	<p>As at valuation date, the property was self-occupied.</p>	<p>No Commercial Value</p> <p>(100% interest attributable to the Group: No Commercial Value)</p>

Notes:

1. Pursuant to the 60 sets of Real Estate Title Certificate dated between 14 September 2016 and 27 September 2016, the building ownership rights of the property with a total gross floor area of approximately 5,311.36 sqm are held by the Company, for a term of 70 years expiring on 30 December 2080 for residential use.
2. Pursuant to the 60 sets of Agreement of Sales and Purchase dated 31 December 2015 entered into between China Chang'an Automobile Group Shenzhen Investment Co., Ltd. and the Company, the building ownership of the property would be transferred to the Company at a total consideration of RMB40,856,093.12.

3. According to the information provided by the Company, the gross floor area of the property is set out as below:

Group	Use	Gross Floor Area (<i>sqm</i>)	No. of car parking spaces
Group II — held and occupied by the Group	Residential	5,311.36	
	Total	<u>5,311.36</u>	<u>N/A</u>

4. We have been provided with a legal opinion on the property prepared by the Company’s PRC legal advisor, which contains, *inter alia*, the following information:
- The Company is in possession of a proper legal title to the property, which can only be leased to or occupied by employee of the Company without housing allowance and owned properties;
 - The property cannot be freely transferred or mortgaged.
5. We have attributed no commercial value to the property as the transferability of the property is restricted. For illustration purpose, assuming the restriction has been lifted and the property can be freely transferred in the market, the market value of the property as at the valuation date would be RMB42,500,000.
6. A summary of the major certificates/approvals is shown as follows:
- Real Estate Title Certificate Yes
7. For the purpose of this report, the property is classified into the group as “Group II — held for owner occupation by the Group in the PRC” according to the purpose for which it is held.

VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Market value in existing state as at 31 July 2022
5. Nantong EVOC Zhigu, the Western side of Zilang College, the Eastern side of Dasheng Road, Gangzha District, Nantong, Jiangsu Province, the People's Republic of China	<p>Nantong EVOC Zhigu (the “Development”) is an industrial development located in Gangzha District in Nantong. The property occupies a parcel of land with a site area of approximately 91,151.77 sqm. The Development has a total planned gross floor area of approximately 230,019.40 sqm upon completion of the whole project.</p> <p>The property comprises a 5-storey R&D factory with a total gross floor area of approximately 72,893.00 sqm which was completed in December 2017 and a parcel of vacant land with a planned gross floor area of approximately 157,126.40 sqm. The construction of the vacant land portion of the Development has not commenced as at the valuation date.</p> <p>The land rights of the property have been granted for a term 50 years expiring on 27 April 2063 for industrial use.</p>	<p>As at valuation date, the completed portion of the property was self-occupied.</p> <p>The remaining portion of the property was vacant as at the Valuation Date.</p>	<p>RMB287,600,000</p> <p>(100% interest attributable to the Group: RMB287,600,000)</p>

Notes:

1. Pursuant to the State-owned Land Use Rights Grant Contract No. 3206012013YC0008 dated 16 January 2013, the land use rights of the property, with a site area of approximately 91,151.77 sqm have been granted to Nantong EVOC Intelligent Technology Co., Ltd. (南通研祥智能科技有限公司) for a term of 50 years for industrial use.
2. As advised by the Group, Nantong EVOC Intelligent Technology Co., Ltd. is a subsidiary 90% directly owned by the Company and 10% indirectly owned by the Company through its wholly owned subsidiary, and in which the Company has a 100% attributable interest in total.

3. Pursuant to the State-owned Land Use Rights Certificate Su Tong Guo Yong (2014) Di No. 0208023 dated 21 January 2014, the land use rights of the property with a site area of approximately 91,151.77 sqm has been granted to Nantong EVOC Intelligent Technology Co., Ltd. (南通研祥智能科技有限公司) for industrial use expiring on 27 April 2063.
4. Pursuant to the Construction Land Planning Permit — Di Zi No. 320603201320044 dated 25 June 2013, the land with a site area of approximately 91,151.77 sqm for industrial use is in compliance with the urban planning requirements.
5. Pursuant to the Construction Work Planning Permit — Jian Di No. 32060320150091 dated 30 April 2015, the construction works with a total permissible gross floor area of 73,264 sqm are in compliance with construction works requirements and have been approved.
6. Pursuant to the Construction Work Commencement Permit No. 320611201604150107 dated 15 April 2016 in favour of Nantong EVOC Intelligent Technology Co., Ltd., permission by the relevant local authority was given to commence the construction of the Development with a total gross floor area of approximately 72,863.25 sqm.
7. Pursuant to the Construction Work Completion and Inspection Certificate — 3206111603290101-JX-001 dated 28 December 2018, in favour of Nantong EVOC Intelligent Technology Co., Ltd., the construction of a portion of the property with a gross floor area of approximately 72,893 sqm has been completed and passed the acceptance inspection in 2018.
8. According to the information provided by the Company, the gross floor area of the property is set out as below:

Group	Use	Gross Floor Area (sqm)	No. of car parking spaces
Group II — held and occupied by the Group	R&D Factory	72,743.00	
	Other facilities	<u>150.00</u>	
	Subtotal	<u>72,893.00</u>	<u>N/A</u>
Group V — held for future development by the Group	R&D Factory and other facilities	140,130.20	
	Car parking spaces	<u>16,996.20</u>	<u>382</u>
	Subtotal	<u>157,126.40</u>	<u>382</u>
	Total	<u>230,019.40</u>	<u>382</u>

9. As advised by the Group, the potential tax liabilities which would arise from the sale of the properties include profit tax is levied on the profit from the sale of the property at 25%, value added tax and related taxes at 5.3% of the transaction amount and land appreciation tax levied on the gains from the appreciation of property value, at progressive rates ranging from 30% to 60% based on the amount of land value appreciation.
10. We have been provided with a legal opinion on the property prepared by the Company's PRC legal advisor, which contains, *inter alia*, the following information:
 - a. Nantong EVOC Intelligent Technology Co., Ltd. is in possession of a proper legal title to the property;

- b. All land premium for the development has been fully settled;
 - c. The design and construction of the completed portion of property have been fully approved by the relevant government authorities;
 - d. The property is free from mortgage or any other encumbrances.
11. Our valuation has been made on the basis and analysis:
- a. In undertaking the valuation, we have made reference to various market comparables of similar developments which have characteristics comparable to the property. The unit rent of these comparable properties range from RMB29 to RMB32 per sqm per month. Due adjustments to the unit rent of these comparable properties have been made to reflect factors including but not limited to, time, location, size and other physical characteristics in arriving at the assumed unit rent. We have adopted an average unit rent of RMB33 per sqm per month, which is higher than the relevant comparables considering its better layout and quality.
 - b. Based on our market research, the market yields of comparable properties are in the range between 5.50% and 6.50% as at the valuation date. Considering the location, risk and characteristics of the property, we have applied a capitalization rate of 6.25% in the valuation.
 - c. In undertaking valuation of the vacant land portion, we have identified various relevant sales evidence of land in the locality which have similar characteristics as the subject property. The unit site value of these comparable land sites ranges from RMB384 to RMB411 per sqm on site area basis. Appropriate adjustments to the unit site values have been made to reflect factors such as accessibility and characteristics related to development potential in arriving at the appropriate unit rate.
12. A summary of the major certificates/approvals is shown as follows:
- | | |
|--|-----------------------------|
| a. State-owned Land Use Rights Grant Contract | Yes |
| b. State-owned Land Use Rights Certificate | Yes |
| c. Construction Land Planning Permit | Yes |
| d. Construction Work Planning Permit | Yes (for completed portion) |
| e. Construction Work Commencement Permit | Yes (for completed portion) |
| f. Construction Work Completion and Inspection Certificate | Yes (for completed portion) |
13. For the purpose of this report, the property is classified into the following groups according to the purpose for which it is held. The market value of each group as at the valuation date in its existing state is set out as below:

Group	Market Value in existing state as at the Valuation Date
Group II — held and occupied by the Group	RMB271,000,000
Group V — held for future development by the Group	<u>RMB16,600,000</u>
Total	<u><u>RMB287,600,000</u></u>

VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Market value in existing state as at 31 July 2022
6. Hangzhou EVOC Hi-Tech Tower, the northwest corner of the intersection of Jianghong Road and Binkang Road, Binjiang District, Hangzhou, Zhejiang Province, the People's Republic of China	<p>Hangzhou EVOC Hi-Tech Tower comprises two research & development (R&D) office buildings, Block A with 26 storeys and Block B with 8 storeys, located in Binjiang District, Hangzhou. Completed in 2016, the property occupies a parcel of land with a site area of approximately 17,120 sqm.</p> <p>The property comprises various R&D office units with a total gross floor area of approximately 47,867.96 sqm. In addition, there is a total of 298 car parking spaces located in the basement levels, with a total gross floor area of approximately 17,642.64 sqm.</p> <p>The land use rights of the property have been granted for a land use term of 50 years with a land use expiry date on 13 September 2062 for industrial use.</p>	<p>As at valuation date, a portion of the property with a total gross floor area of approximately 44,632.9 sqm was leased to various third-party tenants, with a total monthly rent of RMB1,813,000 with the latest tenancies expiring on 31 May 2026.</p> <p>A portion of the property with a total gross floor area of approximately 2,618.40 sqm was self-occupied, and the remaining portion was vacant.</p>	<p>RMB281,600,000</p> <p>(100% interest attributable to the Group: RMB281,600,000)</p>

Notes:

1. Pursuant to the Real Estate Title Certificate — Zhe (2017) Hangzhou Shi Bu Dong Chan Quan Di No. 0128940 dated 4 May 2017, the land use rights of the property with a site area of approximately 17,120 sqm and the building ownership rights of the property with a total gross floor area of approximately 47,867.96 sqm are held by Zhejiang EVOC Intelligent Technology Co., Ltd. (浙江研祥智能科技有限公司) expiring on 13 September 2062 for industrial use.
2. As advised by the Group, Zhejiang EVOC Intelligent Technology Co., Ltd. is a subsidiary 90% directly owned by the Company and 10% indirectly owned by the Company through its wholly owned subsidiary, and in which the Company has a 100% attributable interest in total.

3. According to the information provided by the Company, the gross floor area of the property is set out as below:

Group	Use	Gross Floor Area (<i>sqm</i>)	No. of car parking spaces
Group II — held and occupied by the Group	Retail	2,618.40	
	Subtotal	2,618.40	N/A
Group III — held for investment by the Group	R&D Office	44,138.92	
	Retail	1,110.64	
	Car parking spaces*	17,642.64	298
	Subtotal	62,892.20	298
	Total	65,510.60	298

* The area of this portion of the property is not recorded on the Real Estate Title Certificate.

4. As advised by the Group, the potential tax liabilities which would arise from the sale of the properties include profit tax is levied on the profit from the sale of the property at 25%, value added tax and related taxes at 5.3% of the transaction amount and land appreciation tax levied on the gains from the appreciation of property value, at progressive rates ranging from 30% to 60% based on the amount of land value appreciation.
5. We have been provided with a legal opinion on the property prepared by the Company's PRC legal advisor, which contains, *inter alia*, the following information:
- Zhejiang EVOC Intelligent Technology Co., Ltd. is in possession of a proper legal title to the property and is entitled to occupy, use, lease, transfer, mortgage or by other legal means to dispose of the property;
 - The land use rights of the property can only be transferred as a whole and are not permitted for strata-sale;
 - If the land use rights of the property have to be transferred within ten years, the Government of Hangzhou Binjiang District or the Municipal Land Reserve Centre of Hangzhou would have the rights of first purchase. After ten years, the land use rights of the property can only be transferred upon receiving the approval from the Land Resource Bureau of Hangzhou or the Government of Hangzhou Binjiang District;
 - The property is mortgaged to Bank of Communications Binjiang Branch for the loan amount of RMB415,470,000;
 - Zhejiang EVOC Intelligent Technology Co., Ltd. is entitled to lease, transfer or dispose of the mortgaged portion of the property after discharging the mortgage or obtaining consent from the mortgagee.

6. Our valuation has been made on the basis and analysis:

In undertaking the valuation, as the Government of Hangzhou Binjiang District or the Municipal Land Reserve Centre of Hangzhou have the rights of first purchase at cost as at the valuation date, we have valued the property by taking the sum of the land value, based on the original land premium of the site, and building value, based on the cost to reproduce or replace the building portion of the property in new condition in accordance with current construction costs for similar properties in the locality.

7. For illustration purpose, assuming the Government of Hangzhou Binjiang District and the Municipal Land Reserve Centre of Hangzhou will not exercise its rights of first purchase and the property can be freely transferred in the market, the market value of the property as at the valuation date, having regard to the existing tenancies and occupational arrangements, would be RMB335,500,000.

8. A summary of the major certificates/approvals is shown as follows:

a. Real Estate Title Certificate Yes

9. For the purpose of this report, the property is classified into the following groups according to the purpose for which it is held. The market value of each group as at the valuation date in its existing state is set out as below:

Group	Market Value in existing state as at the Valuation Date
Group II — held and occupied by the Group	RMB11,300,000
Group III — for investment held by the Group	<u>RMB270,300,000</u>
Total	<u><u>RMB281,600,000</u></u>

VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Market value in existing state as at 31 July 2022
7. EVOC International Financial Centre, Huaqiao Town, Kunshan, Jiangsu Province, the People's Republic of China	<p>The property consists of a commercial and office development known as EVOC International Financial Centre, in Huaqiao Town, Kunshan. It occupies a parcel of land with a site area of approximately 9,584.00 sqm.</p> <p>The property is proposed for an office building atop a retail podium with a total planned gross floor area of approximately 162,055.34 sqm, comprising a total aboveground gross floor area of approximately 130,006.25 sqm and a total underground gross floor area of approximately 32,049.09 sqm.</p> <p>The land use rights of the property have been granted for a term of 40 years expiring on 12 March 2052 for commercial and office use.</p>	The property was under construction as at the valuation date with the expected completion date of June 2024.	<p>RMB540,000,000</p> <p>(100% interest attributable to the Group: RMB540,000,000)</p>

Notes:

1. Pursuant to the State-owned Land Use Rights Grant Contract No. 3205832012CR0021 dated 13 January 2012, the land use rights of the property, with a site area of approximately 9,584 sqm have been granted to Jiangsu EVOC Intelligence Technology Co., Ltd. (江蘇研祥智能科技有限公司) for a term of 40 years for commercial and office use.
2. As advised by the Group, Jiangsu EVOC Intelligent Technology Co., Ltd. is a subsidiary 90% directly owned by the Company and 10% indirectly owned by the Company through its wholly owned subsidiary, and in which the Company has a 100% attributable interest in total.
3. Pursuant to the State-owned Land Use Rights Certificate Kun Guo Yong (2012) Di No. 12012111153 dated 28 August 2012, the land use rights of the property with a site area of approximately 9,584.00 sqm have been granted to Jiangsu EVOC Intelligence Technology Co., Ltd. for commercial and office uses expiring on 12 March 2052.

4. Pursuant to the Construction Land Planning Permit — Di Zi Di GJ2012Y-029 (b-1) dated 15 December 2015, the land with a site area of approximately 9,584 sqm for commercial and office use is in compliance with the urban planning requirements.
5. Pursuant to the Construction Work Planning Permit — Jian Zi Di GJg2016-019 (b-2) dated 23 November 2018, the construction works with a total permissible gross floor area of 162,055.34 sqm are in compliance with construction works requirements and have been approved.
6. Pursuant to the Construction Work Commencement Permit No. 320583201612080201 dated 8 December 2016 and No. 20583201905140701 dated 14 May 2019 in favour of Jiangsu EVOC Intelligence Technology Co., Ltd, permission by the relevant local authority was given to commence the construction of the Development with a total gross floor area of approximately 162,055.34 sqm.

7. We have prepared our valuation on the following assumptions:

Group	Use	Planned Gross Floor Area (sqm)	No. of car parking spaces
Group IV — held under development by the Group	Office	104,952.99	
	Retail	12,393.91	
	Other facilities	16,265.39	
	Car parking spaces	<u>28,443.05</u>	<u>639</u>
	Total	<u>162,055.34</u>	<u>639</u>

8. As advised by the Group, the potential tax liabilities which would arise from the sale of the properties include profit tax is levied on the profit from the sale of the property at 25%, value added tax and related taxes at 9.3% of the transaction amount and land appreciation tax levied on the gains from the appreciation of property value, at progressive rates ranging from 30% to 60% based on the amount of land value appreciation.
9. We have been provided with a legal opinion on the property prepared by the Company's PRC legal advisor, which contains, *inter alia*, the following information:
 - a. Jiangsu EVOC Intelligence Technology Co., Ltd. is in possession of a proper legal title to the property;
 - b. All land premium for the development has been fully settled;
 - c. The design and construction of the property have been approved by the relevant government authorities;
 - d. The property is mortgaged to Industrial and Commercial Bank of China Kunshan Branch for the loan amount of RMB80,505,600;
 - e. Jiangsu EVOC Intelligent Technology Co., Ltd. is entitled to lease, transfer or dispose of the mortgaged portion of the property after discharging the mortgage or obtaining consent from the mortgagee.
10. For the under development portion of the property, the capital value as if completed and according to the development scheme as at the valuation date was RMB1,271,000,000.

11. As advised by the Group, the construction cost incurred as of the valuation date was approximately RMB379,650,000 (inclusive of VAT). We have taken into account such costs in the course of our valuation.
12. A summary of the major certificates/approvals is shown as follows:
 - a. State-owned Land Use Rights Grant Contract Yes
 - b. State-owned Land Use Rights Certificate Yes
 - c. Construction Land Planning Permit Yes
 - d. Construction Work Planning Permit Yes
 - e. Construction Work Commencement Permit Yes
13. For the purpose of this report, the property is classified into the group as “Group IV — held under development by the Group in the PRC” according to the purpose for which it is held.

VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Market value in existing state as at 31 July 2022
8. Portion of Hermes Cove, Dianshanhu Town, Kunshan, Jiangsu Province, the People's Republic of China	<p>Hermes Cove (the “Development”) is located in Dianshanhu Town, Kunshan. It occupies two parcels of land with a total site area of approximately 222,384.60 sqm, which is being developed into a residential and commercial development in 3 phases, with a total planned gross floor area of approximately 170,959.53 sqm. Phases 1 and 2 of the Development were completed in 2015 and 2018.</p> <p>The property comprises the unsold units of Phases 1 and 2 with a total gross floor area of approximately 87,698.67 sqm; under development portion in the north plot of Phase 3 with a total planned gross floor area of approximately 78,591.74 sqm and vacant land portion in the south plot of Phase 3 with a total gross floor area permissible of approximately 28,617.70 sqm.</p> <p>The land use rights of the property have been granted for terms of 40 years expiring on 12 May 2053 for commercial use and 70 years expiring on 12 May 2083 for residential use.</p>	<p>Phases 1 and 2 of the property were completed as at the valuation date. A portion of the unsold completed property with a total gross floor area of approximately 4,773.40 sqm was leased to various third-party tenants, at a total monthly rent of approximately RMB153,000 with the latest tenancies expiring on 15 February 2025.</p> <p>A portion of the completed property with a gross floor area of approximately 914.44 sqm was self-occupied. The remaining portion was vacant.</p> <p>The north portion of Phase 3 was under construction as at the valuation date with the expected completion date of December 2024. The south portion of Phase 3 of the property was vacant land at the valuation date.</p>	<p>RMB1,126,200,000</p> <p>(100% interest attributable to the Group: RMB1,126,200,000)</p>

Notes:

- Pursuant to the State-owned Land Use Rights Grant Contract No. 3205832013CR0063 dated 13 March 2013, the land use rights of the property with a total site area of approximately 222,384.66 sqm have been granted to Kunshan EVOC Intelligence Technology Co., Ltd (昆山研祥智能科技有限公司) for terms of 40 years for business and commercial uses and 70 years for residential use.

2. As advised by the Group, Kunshan EVOC Intelligent Technology Co., Ltd. is a subsidiary 90% directly owned by the Company and 10% indirectly owned by the Company through its wholly owned subsidiary, and in which the Company has a 100% attributable interest in total.
3. Pursuant to the two State-owned Land Use Rights Certificates Kun Guo Yong (2013) Di No. DW546 and Kun Guo Yong (2013) Di No. DW547 dated 4 September 2013, the land use rights of the property with a site area of approximately 67,616.30 sqm and 154,768.30 sqm have been granted to Kunshan EVOC Intelligent Technology Co., Ltd. for commercial use expiring on 12 May 2053 and residential use expiring on 12 May 2083.
4. Pursuant to the Construction Land Planning Permit — Di Zi Di No. 320583201320166 dated 19 July 2013, the land with a total site area of approximately 222,384.70 sqm is in compliance with the urban planning requirements.
5. Pursuant to 7 sets of Construction Work Planning Permits, the construction works of portion of Phase 3 of the Property with a total permissible gross floor area of 78,591.74 sqm are in compliance with construction works requirements and have been approved.
6. Pursuant to Construction Work Commencement Permit No. 20583202109100101 dated 10 September 2021 in favour of Kunshan EVOC Intelligent Technology Co., Ltd., permission by the relevant local authority was given to commence the construction of a portion of Phase 3 of the Property with a total gross floor area of approximately 78,591.74 sqm.
7. Pursuant to 3 sets of Pre-sale Permit in favour of Kunshan EVOC Intelligent Technology Co., Ltd., the Group is entitled to sell a portion of the Development, with a total gross floor area of 58,788.28 sqm to purchasers.
8. Pursuant to the 3 sets of Construction Work Completion and Inspection Certificate in favour of Kunshan EVOC Intelligent Technology Co., Ltd., the construction of the portions of the property with a gross floor area of approximately 167,221.09 sqm has been completed and passed the acceptance of inspection in 2015 and 2019.

9. According to the information provided by the Company, the gross floor area of the property is set out as below:

Group	Use	(Planned) Gross Floor Area (sqm)	No. of car parking spaces
Group I — held for sale by the Group	Office	40,521.90	
	Residential	41,488.93	
	Car parking spaces*	<u>35,412.07</u>	<u>945</u>
	Subtotal	<u>117,422.90</u>	<u>945</u>
Group II — held and occupied by the Group	Office	914.44	
	Subtotal	<u>914.44</u>	<u>N/A</u>
Group III — held for investment by the Group	Office	4,773.40	
	Subtotal	<u>4,773.40</u>	<u>N/A</u>
Group IV — held under development by the Group	Retail	4,146.84	
	Hotel	42,387.85	
	Other facilities	113.36	
	Car parking spaces	<u>31,943.69</u>	
	Subtotal	<u>78,591.74</u>	
Group V — held for future development by the Group	Commercial and residential	28,617.70	627
	Subtotal	<u>28,617.70</u>	<u>627</u>
Total		<u>230,320.18</u>	<u>1,572</u>

* Portion of the carpark with a total gross floor area of approximately 11,166.91 sqm is civil defence carpark.

10. As advised by the Group, the potential tax liabilities which would arise from the sale of the properties include profit tax is levied on the profit from the sale of the property at 25%, value added tax and related taxes at 5.3% (completed portion) or 9.3% (under development portion and vacant land portion) of the transaction amount and land appreciation tax levied on the gains from the appreciation of property value, at progressive rates ranging from 30% to 60% based on the amount of land value appreciation.
11. We have been provided with a legal opinion on the property prepared by the Company's PRC legal advisor, which contains, *inter alia*, the following information:
- Kunshan EVOC Intelligence Technology Co., Ltd. is in possession of a proper legal title to the property;
 - All land premium for the development has been fully settled;

- c. The design and construction of the completed portion of the property have been fully approved by the relevant government authorities;
 - d. The property is free from mortgage or any other encumbrances;
 - e. Part of the unsold portion of Phase 1 and Phase 2 had obtained Pre-sale Permit. Kunshan EVOC Intelligence Technology Co., Ltd. is entitled to sell the remaining portion upon completion of the relevant real estate registration.
12. Our valuation has been made on the basis and analysis:
- a. In undertaking the valuation of the completed portion, we have made reference to various market comparables of similar developments within the same district which have characteristics comparable to the property. The unit prices of these comparable properties range from RMB11,000 to RMB13,000 per sqm for the office portion, and from RMB15,000 to RMB29,200 for the residential portion. Due adjustments to the unit prices of these comparable properties have been made to reflect factors including but not limited to, time, location, size and other physical characteristics in arriving at the assumed unit rate.
 - b. In undertaking valuation of the vacant land portion, we have identified various relevant sales evidences of land in the locality which have similar characteristics as the subject property. The accommodation value of these comparable land sites ranges from RMB1,317 to RMB1,605 per sqm. Appropriate adjustments to the accommodation value unit rates have been made to reflect factors such as accessibility and characteristics related to development potential in arriving at the appropriate unit rate.
13. For the under development portion of the property, the capital value as if completed and according to the development scheme as at the valuation date was RMB465,100,000.
14. As advised by the Group, the construction cost incurred as of the valuation date for the under development portion was approximately RMB95,530,000 (inclusive of VAT). We have taken into account such costs in the course of our valuation.
15. A summary of the major certificates/approvals is shown as follows:
- | | | |
|----|---|-------------------------------------|
| a. | State-owned Land Use Rights Grant Contract | Yes |
| b. | State-owned Land Use Rights Certificate | Yes |
| c. | Construction Land Planning Permit | Yes |
| d. | Construction Work Planning Permit | Yes (for under development portion) |
| e. | Construction Work Commencement Permit | Yes (for under development portion) |
| f. | Pre-sale Permit | Yes (for strata sale portion) |
| g. | Construction Work Completion and Inspection Certificate | Yes (for completed portions) |

16. For the purpose of this report, the property is classified into the following groups according to the purpose for which it is held. The market value of each group as at the valuation date in its existing state is set out as below:

Group	Market Value in existing state as at the Valuation Date
Group I — held for sale by the Group	RMB919,300,000
Group II — held and occupied by the Group	RMB6,300,000
Group III — held for investment by the Group	RMB33,000,000
Group IV — held under development by the Group	RMB137,000,000
Group V — held for future development by the Group	<u>RMB30,600,000</u>
Total	<u><u>RMB1,126,200,000</u></u>

VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Market value in existing state as at 31 July 2022
9.	<p>Portion of Shengang Guoji A1, Xishan District, Wuxi, Jiangsu Province, the People's Republic of China</p> <p>Shengang Guoji A1 (the “Development”) is located in Xishan District, Wuxi. The development occupies a parcel of land with a total site area of approximately 107,593.7 sqm.</p> <p>The Development comprises one block of commercial apartments, two office towers, one shopping mall, including car parking spaces (collectively “the unsold completed portion”), and a development site which is being developed into one office tower with car parking spaces.</p> <p>The property comprises the unsold completed portion, with a total gross floor area of approximately 127,337.66 sqm completed between 2012 and 2016, and the development site with a total planned gross floor area of approximately 44,606 sqm for office use and 17,590 sqm for car parking spaces.</p> <p>The land use rights of the property have been granted for a term of 40 years expiring on 7 December 2044 for commercial use.</p>	<p>As at valuation date, a portion of the unsold completed property with a total gross floor area of approximately 48,236.1 sqm was leased to various third-party tenants, at a total monthly rent of approximately RMB1,868,000 with the latest tenancies expiring on 14 October 2031.</p> <p>A portion of the property with a total aboveground gross floor area of approximately 5,999.08 sqm was self-occupied, and the remaining portion was vacant.</p> <p>The development site of the property was under construction as at the Valuation Date with the expected completion date of October 2022.</p>	<p>RMB1,334,100,000</p> <p>(100% interest attributable to the Group: RMB1,334,100,000)</p>

Notes:

1. Pursuant to the State-owned Land Use Rights Certificate Xi Xin Guo Yong (2011) Di No. 018 dated April 2011, the land use rights of the property with a site area of approximately 107,593.7 sqm have been granted to Wuxi Shengang International Outsourcing Service Development Co., Ltd. (無錫深港國際服務外包產業發展有限公司) for commercial use expiring on 7 December 2044.
2. As advised by the Group, Wuxi Shengang International Outsourcing Service Development Co., Ltd is a subsidiary wholly owned by the Company and in which the Company has a 100% attributable interest.

3. Pursuant to the 69 Realty Title Certificates, the building ownership rights of the property with a total gross floor area of 46,555.05 sqm have been granted to Wuxi Shengang International Outsourcing Service Development Co., Ltd. for commercial use for a term of 40 years.
4. Pursuant to the Construction Land Planning Permit — Xi Xin Gui Di Xu (2007) Di No. 92 dated 7 June 2007, the land with a total site area of approximately 411,003 sqm is in compliance with the urban planning requirements.
5. Pursuant to the Construction Work Planning Permit — Jian Zi Di 3202012017X0043 dated 7 March 2017, the construction works with a total permissible gross floor area of 62,196 sqm are in compliance with construction works requirements and have been approved.
6. Pursuant to the Construction Work Commencement Permit No. 320291201611020101 dated 2 November 2016 in favour of Wuxi Shengang International Outsourcing Service Development Co., Ltd., permission by the relevant local authority was given to commence the construction of the Development with a total gross floor area of approximately 62,196 sqm.
7. Pursuant to a Pre-sale Permit No. (2011) Yu Xiao Zhun Zi Di No. 083 in favour of Wuxi Shengang International Outsourcing Service Development Co., Ltd., the Group is entitled to sell portion of the Development, with a total gross floor area of 112,757.42 sqm to purchasers.
8. Pursuant to 2 sets of Construction Work Completion and Inspection Certificate in favour of Wuxi Shengang International Outsourcing Service Development Co., Ltd., the construction of portion of the Development with a gross floor area of approximately 218,726.81 sqm has been completed and passed the acceptance of inspection in 2013 and 2014.

9. According to the information provided by the Company, the gross floor area of the property is set out as below:

Group	Use	(Planned) Gross Floor Area (<i>sqm</i>)	No. of car parking spaces
Group I — held for sale by the Group	Office	8,172.12	
	Commercial Apartment	<u>24,777.30</u>	
	Subtotal	<u>32,949.42</u>	<u>N/A</u>
Group II — held and occupied by the Group	Retail	878.78	
	Other Facilities	5,120.30	
	Car parking spaces	<u>47,193.08</u>	<u>965</u>
	Subtotal	<u>53,192.16</u>	<u>965</u>
Group III — held for investment by the Group	Office	39,919.97	
	Retail	<u>48,469.19</u>	
	Subtotal	<u>88,389.16</u>	<u>N/A</u>
Group IV — held under development by the Group	Office	44,606.00	
	Car parking spaces	<u>17,590.00</u>	<u>316</u>
	Subtotal	<u>62,196.00</u>	<u>316</u>
	Total	<u>236,726.74</u>	<u>1,281</u>

10. As advised by the Group, the potential tax liabilities which would arise from the sale of the properties include profit tax is levied on the profit from the sale of the property at 25%, value added tax and related taxes at 5.3% (completed portion) or 9.3% (under construction portion) of the transaction amount and land appreciation tax levied on the gains from the appreciation of property value, at progressive rates ranging from 30% to 60% based on the amount of land value appreciation.
11. We have been provided with a legal opinion on the property prepared by the Company's PRC legal advisor, which contains, *inter alia*, the following information:
- Wuxi Shengang International Outsourcing Service Development Co., Ltd. is in possession of a proper legal title to the property;
 - All land premium for the development has been fully settled;
 - The design and construction of the property have been fully approved by the relevant government authorities;
 - Portion of the property is mortgaged to China Zheshang Bank Shenzhen Branch for the loan amount of RMB1,100,000,000;
 - Wuxi Shengang International Outsourcing Service Development Co., Ltd. is entitled to lease, transfer or dispose of the mortgaged portion of the property after discharging the mortgage or obtaining consent from the mortgagee;

- f. Part of the unsold portion had obtained Pre-sale Permit. Wuxi Shengang International Outsourcing Service Development Co., Ltd. is entitled to sell the remaining portion upon completion of the relevant real estate registration.
12. Our valuation has been made on the basis and analysis:
- a. In undertaking the valuation of the completed portion, we have made reference to various market comparables of similar developments within the same district which have characteristics comparable to the property. The unit prices of these comparable properties range from RMB8,600 to RMB9,000 per sqm for the office portion, and from RMB10,000 to RMB12,000 for the commercial apartment portion. Due adjustments to the unit prices of these comparable properties have been made to reflect factors including but not limited to, time, location, size and other physical characteristics in arriving at the assumed unit rate.
 - b. We have also made reference to recent lettings of the property and various market comparables of similar developments which have characteristics comparable to the property. The unit rent of these comparable properties range from RMB45 to RMB54 per sqm per month for the office portion, and from RMB100 to RMB125 per sqm per month for the retail portion. Due adjustments to the unit rent of these comparable properties have been made to reflect factors including but not limited to, time, location, size and other physical characteristics in arriving at the assumed unit rent. We have adopted an average unit rent of RMB50 per sqm per month and RMB66 per sqm per month, for the office portion and the retail portions, respectively, which are consistent with the relevant comparables.
 - c. Based on our market research, the market yields of comparable properties are in the range between 5.00% and 5.50% as at the valuation date. Considering the location, risk and characteristics of the property, we have applied a capitalization rate of 5.00% in the valuation.
13. For the under development portion of the property, the capital value as if completed and according to the development scheme as at the valuation date was RMB315,700,000.
14. As advised by the Group, the construction cost incurred as of the valuation date for the under development portion was approximately RMB233,210,000 (inclusive of VAT). We have taken into account such costs in the course of our valuation.
15. A summary of the major certificates/approvals is shown as follows:
- | | | |
|----|---|--|
| a. | State-owned Land Use Rights Grant Contract | Yes |
| b. | State-owned Land Use Rights Certificate | Yes |
| c. | Construction Land Planning Permit | Yes |
| d. | Construction Work Planning Permit | Yes |
| e. | Construction Work Commencement Permit | Yes (for completed and under development portions) |
| f. | Pre-sale Permit | Yes (for strata sale portion) |
| g. | Construction Work Completion and Inspection Certificate | Yes (for completed portion) |
| h. | Real Estate Title Certificate | Yes (Partial) |

16. For the purpose of this report, the property is classified into the following groups according to the purpose for which it is held. The market value of each group as at the valuation date in its existing state is set out as below:

Group	Market Value in existing state as at the Valuation Date
Group I — held for sale by the Group	RMB283,900,000
Group II — held and occupied by the Group	RMB121,600,000
Group III — held for investment by the Group	RMB652,900,000
Group IV — held under development by the Group	<u>RMB275,700,000</u>
Total	<u><u>RMB1,334,100,000</u></u>

VALUATION CERTIFICATE

Property	Description and tenure	Details of occupancy	Market value in existing state as at 31 July 2022
10. Portion of Shengang Guoji A2, Xishan District, Wuxi City, Jiangsu Province, the People's Republic of China	<p>Shengang Guoji A2 (“the Development”) occupies a parcel of land with a total site area of approximately 107,627.4 sqm. It was completed in 2018.</p> <p>The total gross floor area of the Development is 140,016 sqm with an aboveground gross floor area of 81,006 sqm and an underground gross floor area of 59,010 sqm.</p> <p>The property comprises the unsold portion and sold but not delivered portion of commercial apartment units, with a total aboveground gross floor area of approximately 56,966.39 sqm.</p> <p>The land use rights of the property have been granted for a land use term of 40 years expiring on 7 December 2044 for commercial use.</p>	As at valuation date, the property was vacant.	<p>RMB876,000,000</p> <p>(100% interest attributable to the Group: RMB876,000,000)</p>

Notes:

1. Pursuant to the State-owned Land Use Rights Certificate Xi Xin Guo Yong (2009) Di No.10 dated 22 July 2009, the land use rights of the property with a site area of approximately 107,627.4 sqm have been granted to Wuxi Shengang International Outsourcing Service Development Co., Ltd. (無錫深港國際服務外包產業發展有限公司) for commercial use expiring on 7 December 2044.
2. As advised by the Group, Wuxi Shengang International Outsourcing Service Development Co., Ltd is a subsidiary wholly owned by the Company and in which the Company has a 100% attributable interest.
3. Pursuant to the Construction Land Planning Permit — Xi Xin Gui Di Xu (2007) Di No. 92 dated 7 June 2007, the land with a total site area of approximately 411,003 sqm is in compliance with the urban planning requirements.
4. Pursuant to the Construction Work Planning Permit — Jian Zi Di 3202012014X0158 dated 8 July 2014, the construction works with a total permissible gross floor area of 140,016 sqm are in compliance with construction works requirements and have been approved.

5. Pursuant to the Construction Work Commencement Permit No. 320291201506180101 dated 18 June 2015 in favour of Wuxi Shengang International Outsourcing Service Development Co., Ltd., permission by the relevant local authority was given to commence the construction of the Development with a total gross floor area of approximately 140,016 sqm.
6. Pursuant to a Pre-sale Permit No. (2016) Yu Xiao Zhun Zi Di No. 105 in favour of Wuxi Shengang International Outsourcing Service Development Co., Ltd., the Group is entitled to sell a portion of the Development, with a total gross floor area of 31,051.22 sqm to purchasers.
7. Pursuant to the Construction Work Completion and Inspection Notice Xi Xin Jian (2018) No. 5 (錫新建(2018) 5號 — 交付使用竣工驗收的通知) in favour of Wuxi Shengang International Outsourcing Service Development Co., Ltd., the construction of the Development with a gross floor area of approximately 138,342.31 sqm has been completed and passed the acceptance of inspection in 2018.
8. As advised by the Group, various commercial apartment units with a total gross floor area of approximately 10,405.14 sqm of the Property have been sold but not delivered to the purchasers as at the valuation date, with a total consideration of RMB234,655,000. In arriving at our opinion on the Market Value of the Property, we have taken into account the contracted prices of such portions of the property as provided by the Group.
9. According to the information provided by the Company, the gross floor area of the property is set out as below:

Group	Use	Aboveground Gross Floor Area (sqm)	No. of car parking spaces
Group I — held for sale by the Group	Commercial Apartment	56,966.39	
	Total	56,966.39	N/A

10. As advised by the Group, the potential tax liabilities which would arise from the sale of the properties include profit tax is levied on the profit from the sale of the property at 25%, value added tax and related taxes at 5.3% of the transaction amount and land appreciation tax levied on the gains from the appreciation of property value, at progressive rates ranging from 30% to 60% based on the amount of land value appreciation.
11. We have been provided with a legal opinion on the property prepared by the Company's PRC legal advisor, which contains, *inter alia*, the following information:
 - a. Wuxi Shengang International Outsourcing Service Development Co., Ltd. is in possession of a proper legal title to the property and is entitled to occupy, use, lease, transfer, mortgage or by other legal means to dispose of the land use rights of the property;
 - b. The property is free from any seizure, mortgage or any other encumbrances;
 - c. Part of the unsold portion had obtained Pre-sale Permit. Wuxi Shengang International Outsourcing Service Development Co., Ltd. is entitled to sell the remaining portion upon completion of the relevant real estate registration.

12. Our valuation has been made on the basis and analysis:

In undertaking the valuation, we have made reference to recent sales transactions within the Development. Due adjustments to the unit prices of these comparable properties have been made to reflect factors including but not limited to, time, size and other physical characteristics in arriving at the assumed unit rate.

13. A summary of the major certificates/approvals is shown as follows:

a.	State-owned Land Use Rights Certificate	Yes
b.	Construction Land Planning Permit	Yes
c.	Construction Work Planning Permit	Yes
d.	Construction Work Commencement Permit	Yes
e.	Pre-sale Permit	Yes (for strata sale portion)
f.	Construction Work Completion and Inspection Certificate	Yes

14. For the purpose of this report, the property is classified into the group as “Group I — held for sale by the Group in the PRC” according to the purpose for which it is held.