



聯合中和資產不動產評估諮詢有限公司  
United Assets & Real Estate Appraisal Co., Ltd.  
Unit 10 15/F, Wayson Commercial Building, 28  
Connaught Road West, Hong Kong



Date of Report: 15 May 2025

#### The Board of Directors

卡森國際控股有限公司  
Kasen International Holdings Limited  
Unit 1107, 11/F., COSCO Tower,  
183 Queen's Road Central, Sheung Wan, Hong Kong

Dear Sirs/Madams,

#### INSTRUCTIONS AND VALUATION DATE

In accordance with the instructions of Kasen International Holdings Limited (the "**Company**") and its subsidiaries (hereinafter together referred to as the "**Group**") for us to carry out the valuation of all the property interests (the "**Properties**") located in the People's Republic of China ("the **PRC**") and the Cambodia held by the Group, we confirm that we have carried out inspection, made relevant enquiries and searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market value of the Properties as at 28 February 2025 (the "**Valuation Date**").

#### BASIS OF VALUATION AND VALUATION STANDARDS

Our valuation is carried out on a market value basis, which is defined by the Royal Institution of Chartered Surveyors ("**RICS**") 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 and where the parties had each acted knowledgeably, prudently and without compulsion".

In valuing the Properties, we have complied with all the requirements set out in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited, the RICS Valuation – Global Standards published on 2 December 2024 by the RICS and the International Valuation Standards (“**IVS**”) published on 31 January 2024 by the International Valuation Standards Council (“**IVSC**”).

## **VALUATION ASSUMPTIONS**

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

No allowance has been made in our report for any charges, mortgages or amounts owing on any of the Properties valued nor for any expenses or taxation which may be incurred in effecting a sale. Unless otherwise stated in Batch VIII. and Batch IX. regarding the properties that have been sold but not delivered, it is assumed that the Properties are free from encumbrances, restrictions and outgoings of an onerous nature, which could affect their values.

As the property interests located in the PRC are held under long term land use rights, we have assumed that the owner has free and uninterrupted rights to use the property interests for the whole of the unexpired term of the land use rights based on the legal opinion dated 15 May 2025 provided by the Group's legal adviser Zhejiang Chaoxiang Law Office. The properties in Cambodia are freehold.

## **VALUATION METHODOLOGY**

According to the IVS, the three main valuation approaches (cost approach, market approach and income approach) can all be applicable for the valuation of a real property interest. Property interests are generally heterogeneous (i.e., with different characteristics). Even if the land and buildings have identical physical characteristics to others being exchanged in the market, the location will be different. Notwithstanding these dissimilarities, the market approach is commonly applied for the valuation of real property interests.

After carefully analyzing the information and investigating the market of similar properties in the vicinity, we believe that similar property sales in the same supply and demand circle in the area where the subject property is located are relatively active, and there are conditions to obtain sufficient comparable transactions, so the market approach can be used for valuation.



The Properties have been valued by market approach, which is generally by comparing recent market evidence of similar properties belong to adjacent or similar regions within the same supply and demand circle of the subject property. For buildings, the transaction date of the comparables should be close to the Valuation Date. In active and inactive trading areas, the transaction date should be within 6 months and 12 months, respectively, prior to the Valuation Date. For lands or land use rights, the transaction date should be within 36 months and preferably within 12 months prior to the Valuation Date. The similarity of the comparables mainly includes that:

- The comparables' trading methods should be suitable for valuation purposes;
- The purpose should be similar;
- The transaction price is the normal price or can be adjusted to the normal price; and
- The comparative example is a normal transaction or it can be corrected to normal trading.

According to valuation practice, there are still differences between the typical conditions, such as shape/size/transportation/etc., that have an impact on unit prices of the comparables and the subject property. Adjustments are considered to reflect the differences in various aspects when comparing such sales against the subject property despite the comparables have similar conditions as the subject property.

If the relevant property is under construction as at the Valuation Date, we assume that it will be developed and completed in accordance with the latest development proposals provided by the Group to us. We have assumed that those approvals have been obtained. In arriving at our valuation opinion, we have adopted the comparison method, referring to comparable sales of land available in the relevant market, and considering the accrued construction costs and professional fees related to the construction phase as at the Valuation Date, as well as the expected remaining costs and expenses incurred to complete the developments. We have relied on the information provided by the Group regarding the accrued construction costs and professional fees of the subject property as at the Valuation Date, and we have not found any material inconsistency from those of other similar developments.

When valuing the factory property of Batch V, located in Haining, China, we considered the general and inherent characteristics of the property and used the depreciated replacement cost approach, as defined in the valuation standards subject to adequate potential profitability, to value the above-ground factory buildings. This method estimates the replacement cost of the buildings and constructions as at the Valuation Date, and makes appropriate depreciation due to building age, physical, functional and economic obsolescence. Generally speaking, in the absence of identifiable comparable cases of market sales, the depreciated replacement cost approach provides reliable value estimates for specific properties.

## **TITLE INVESTIGATION**

We have been provided with copies of documents in relation to the title of the Properties. Where possible, we have examined the original documents to verify the existing title to the Properties and any material encumbrance that might be attached to the Properties or any tenancy amendment. All documents have been used for reference only and all dimensions, measurements and areas are approximate.

We have relied on the legal opinions dated 15 May 2025 given by the Group's legal advisers, namely Zhejiang Chaoxiang Law Office, and SK&P Cambodia Law Group, regarding the titles of the Properties. We do not accept liability for any interpretation that we have placed on such information, which is more properly placed within the sphere of the legal adviser.

All legal documents disclosed in this letter and the valuation certificate are for reference only. No responsibility is assumed for any legal matters concerning the legal titles to the property interests set out in this letter and the valuation certificate.

## **SITE INVESTIGATION**

We have inspected the exteriors and, where possible, the interior of the subject properties. The site inspection was carried out from 3 March 2025 to 14 March 2025 in PRC, and from 17 March 2025 to 23 March 2025 in Cambodia, by Xiaobo Zhu (RICS Registered Valuer, Certified Public Valuer in China) and Xu Li (Certified Public Valuer and Certified Real Estate Appraiser in China), who have six to fourteen years' property valuation experience. Xiaobo Zhu and Xu Li do not have direct valuation experience in Cambodia. Nonetheless, Xiaobo Zhu and Xu Li have extensive valuation experience in Southeast Asia, including Thailand, Vietnam, Myanmar, Malaysia, Indonesia, etc. Xiaobo Zhu is an RICS Registered Valuer and has 14 years of valuation experience. The RICS Valuation Global Standards are international leading standards ensuring the highest level of professionalism in both developed and developing countries including Cambodia. Xiaobo Zhu is suitably qualified to carry out the valuation in Cambodia.



In the course of our inspection, we did not note any serious defects. However, we have not conducted structural surveys to ascertain whether the properties are free of rot, infestation, or any other structural defects. Additionally, no tests have been carried out on any of the utility services.

We have not carried out investigations on the site to determine the suitability of the ground conditions, the services, etc. for any development. We have not carried out any investigation into past or present uses, either of the properties or of any neighboring lands, to establish whether there is any contamination or potential for contamination to the properties from these uses or sites, and have therefore assumed that none exists.

Unless otherwise stated, we have not been able to carry out on-site measurements to verify the site and floor areas of the property and we have assumed that the areas shown on the copies of the documents handed to us are correct.

#### **SOURCE OF INFORMATION**

We have relied to a considerable extent on information and legal opinions dated 15 May 2025 provided by the Group and the legal advisers, namely Zhejiang Chaoxiang Law Office and SK&P Cambodia Law Group, in respect of the titles of the Properties. We have also accepted advice given to us on matters such as identification of the property, particulars of occupancy, areas and all other relevant matters. Dimensions, measurements and areas included in the valuation are based on information contained in the documents provided to us and are, therefore, only approximations.

We have also been advised by the Group that no material factors or information have been omitted or withheld from information supplied and consider that we have been provided with sufficient information to reach an informed view. We believe that the assumptions used in preparing our valuation are reasonable and have had no reason to doubt the truth and accuracy of information provided to us by the Group which is material to the valuation.

#### **POTENTIAL TAX LIABILITIES**

As advised by the Group, the potential tax liabilities which would arise on the direct disposal of the Properties held by the Group at the amounts valued by us mainly comprise the following:

##### *PRC properties*

- Enterprise income tax at 25% on gain
- Land appreciation tax at progressive rates from 30% to 60% on the appreciation in property value
- Stamp duty at 0.05% on the transaction amount

- Withholding tax at 10% if the net proceeds (minus taxes and statutory contributions) are repatriated outside the PRC as dividends (reduced to 5% if the Hong Kong-PRC double tax arrangement applies)
- Other surcharge at approximately 12% of value-added tax

*Cambodian properties*

- Capital gains tax at 20% unless otherwise stated
- 40 parcels of land located in Koh Kong Province are held for sale to export-oriented enterprises, which have obtained tax exemptions and are not required to pay capital gains tax.
- The “Kasen Garden” villas adopt a tax inclusive system, with a total capital gains tax of KHR9,133,256,127 to be paid in 36 installments from June 2023 to May 2026.

In respect of the properties held by the Group for investment, owner occupation and future development for investment and operation, the likelihood of the relevant tax liabilities being crystallised is remote as the Group has no plans for the disposal of such properties yet. In respect of the completed properties held for sale and the properties under development for sale, it is likely that the relevant tax liabilities will be crystallised upon sale.



聯合中和  
United Appraisal

## CURRENCY

Unless otherwise stated, all monetary amounts stated in this report are converted to US\$ and HK\$. The exchange rate of US\$ to RMB and HK\$ to RMB as at the Valuation Date is 7.1738 and 0.9226, respectively.

Our valuations are summarized below and the valuation certificates are attached.

Yours Faithfully,

For and on behalf of

聯合中和資產不動產評估諮詢有限公司

United Assets & Real Estate Appraisal Co., Ltd.

Xiang Li

Dr. Xiang Li

DBA MRICS AAIA HKICPA

RICS Registered Valuer

Managing Partner

Encl.

*Note: Dr. Xiang Li is a member of the RICS and a Registered Valuer of the RICS. He is suitably qualified to carry out the valuation and has over 20 years' experience in valuation of properties and intangible assets of this magnitude and nature in both PRC and Cambodia.*



### SUMMARY OF VALUES

Batch No.	Property Address	Market Value as at Valuation Date	Interest Attributable to the Group	Market value attributable to the Group as at	
				Valuation	Date
I.	"Mount Chang Bai Resorts", a parcel of land and 4 properties located on the Binhe Road East and Baishan Street West in Erdao Town, Jilin Province, PRC	US\$65,126,800 HK\$506,402,100	89% (100% for the resort hotel)	US\$63,459,761 HK\$493,439,821	
II.	"Sanya Water Park", 5 properties located on Team 15, Zone 2, Nanxin Farm, Tianya District, Sanya City, Hainan Province, PRC	US\$101,000,000 HK\$785,339,000	80.5%	US\$81,305,000 HK\$632,197,895	
III.	40 parcels of land located approximately 148 kilometers from Highway 4 in Koh Kong Province, Cambodia	US\$398,109,000 HK\$3,095,549,900	49%	US\$195,073,410 HK\$1,516,819,451	
IV.	"Kasen Garden", 212 villas and 26 parcels of land located on Gongwu District, Phnom Penh, Cambodia	US\$97,152,100 HK\$755,419,100	49%	US\$47,604,529 HK\$370,155,359	
V.	"Hengsen Furniture Factory", a factory building located on Building No. 5 Jianshe Road, Xieqiao Town, Haining City, PRC	US\$6,175,200 HK\$48,016,100	100%	US\$6,175,200 HK\$48,016,100	
VI.	"Kasen Building", 5 properties located on Floor 19-23, Building 1, No. 236 Haizhou West Road, Haizhou Street, Haining City, PRC	US\$6,709,400 HK\$52,169,800	100%	US\$6,709,400 HK\$52,169,800	
VII.	"Yong Fu Li Shops", 2 shops located on No. 20, Lane 1, Yongfuli, Haizhou Street, Haining City, PRC	US\$1,284,300 HK\$9,986,200	100%	US\$1,284,300 HK\$9,986,200	
VIII.	"Boao Asia Bay" 10 properties and 2 parcels of land located on No. 8 Binhai Avenue, Boao Town, Qionghai City, Hainan Province, PRC	US\$515,291,600 HK\$4,006,718,900	92%	US\$474,068,272 HK\$3,686,181,388	
IX.	"Qian Jiang Oasis", 5 properties located at No. 29 Kaichuang Road, Yandu District, Yancheng City, Jiangsu Province, PRC	US\$12,331,200 HK\$95,882,900	55%	US\$6,782,160 HK\$52,735,595	
<b>TOTAL</b>		<b>US\$1,203,179,600 HK\$9,355,484,000</b>		<b>US\$882,462,032 HK\$6,861,701,609</b>	





## VALUATION CERTIFICATE

### Batch I. "Mount Chang Bai Resorts" held for sale, owner occupation and development

Property	Description and Tenure	Particulars of Occupancy	Market value as at the Valuation Date
A parcel of land and 4 properties located on the Binhe Road East and Baishan Street West in Erdao Town, Jilin Province, China	The property consists of three immovable properties, including:	As at the Valuation Date, the resort hotel and the conference center are entirely owned and operated by the Group.	US\$65,126,800 HK\$506,402,100
	A resort hotel with 3 underground floors and 11 above ground floors, covering a site area of 34,456.3 sqm and a floor area of 77,903.50 sqm.	The floor area of the buildings and shops of the "Changbai Tiandi Ice and Snow Town" that has been sold but not yet delivered are 14,599.29 sqm and 7,760.95 sqm, respectively. The total sold amount is RMB 29,207,200 (VAT excluded). There are 661.79 sqm of buildings, 476.17 sqm of shops, and 132 parking spaces held for sale.	89% interest (100% interest for the resort hotel) attributable to the Group:
	A 3-story conference center, covering a site area of 3,738.93 sqm and a floor area of 3,674.92 sqm, was completed in 2016. A property ("Changbai Tiandi Ice and Snow Town") held for sale including buildings, shops, and parking spaces, with a land area of 49,820.30 sqm and a floor area of 23,498.20 sqm, was completed in 2016.		US\$63,459,761 HK\$493,439,821
	A parcel of vacant land held for future development, covering a site area of 10,600 sqm.	There are no construction projects on the vacant land as at the Valuation Date.	
	As advised by the Group, there is no development plan and no expected completion time for the vacant land as at the Valuation Date. The Group has invested a total cost of approximately RMB7.82 million as of the Valuation Date.		
	The commercial-use land use right for the above-mentioned property interests will expire on August 23, 2051; the residential land use right will expire on August 23, 2081.		

Notes:

1. According to the Real Estate Title Certificates numbered Ji (2019) Antu County Real Estate Rights No. 1003982, 1003984, 1003985, and 1003986 issued by the Changbai Mountain Protection and Development Zone Real Estate Registration Center, for the resort hotel, the land use rights with a total area of 34,456.3 sqm and the ownership of the buildings with a total floor area of 77,903.50 sqm belong to Haining Kareno Furniture Co., Ltd. (a wholly owned subsidiary of the Group). The land use rights of 3,694.15 sqm, 2,517.24 sqm, and 5,507.45 sqm granted to the property will expire on August 23, 2051 for commercial purposes; the land use right with an area of 22,120.65 sqm will expire on August 23, 2081 for residential purposes.
2. According to the Real Estate Title Certificate numbered Ji (2021) Antu County Real Estate Rights No. 1001994 issued by Changbai Mountain Protection and Development Zone Real Estate Registration Center, the land use right of the conference center with a land area of 3,738.93 sqm and the ownership of the building with a floor area of 3,674.92 sqm belong to Changbai Mountain Protection and Development Zone Kasen Property Co., Ltd. (a subsidiary of the Group with approximately 89% indirect interest, and with Hangzhou Kademan Trading Co., Ltd owning the remaining 11%). The land use rights granted to this property will expire on May 16, 2051 for commercial purposes.
3. According to the Real Estate Title Certificate numbered Ji (2022) Antu County Real Estate Rights No. 1001332 issued by Changbai Mountain Protection and Development Zone Real Estate Registration Center, the land use right of 10,600 sqm of vacant land belongs to Changbai Mountain Protection and Development Zone Kasen Property Co., Ltd. The land use right granted to the property will expire on August 23, 2081 for residential purposes.

This property is subject to the following significant development conditions:

Permitted use	:	Urban residential land
Floor area ratio	:	$\leq 2$
Height limit	:	36 m
Green space ratio	:	$\geq 30\%$

4. According to the Real Estate Title Certificates numbered Yanzhou Guoyong (2012) No. 242605773 issued by Changbai Mountain Protection and Development Zone Real Estate Registration Center, the land use right of "Changbai Tiandi Ice and Snow Town" property with a land area of 49,820.30 sqm belong to Changbai Mountain Protection and Development Zone Kasen Property Co., Ltd. The land use right granted to this property will expire on August 23, 2051 for commercial purposes, and on August 23, 2081 for residential purposes.
5. According to the Construction Project Planning Permit (Jianzi No. (2011) 023) issued by the Housing and Urban Rural Development Bureau of the Changbai Mountain Protection and Development Zone Management Committee in Jilin Province, the land name is Changbai Tiandi Hot Spring Resort Hotel Conference Center.

As at the Valuation Date, the conference center has been constructed, and the remaining land for residential use is vacant. According to relevant laws and regulations, if the land use rights holders have not started development for more than one year beyond the start date specified in the contract or allocation decision of state-owned construction land use rights, they may face a risk of paying land idle fees or having the land reclaimed. We are advised by the Group and the Group's legal adviser namely Zhejiang Chaoxiang Law Office that the land use right was obtained together with the conference center land, and there is currently no situation where land idle fees need to be paid or the land would be reclaimed.

6. The general description and market information of the property interests are summarized below:

Location	:	The Binhe Road East and Baishan Street West in Erdao Town, Jilin Province, China
Transportation	:	about 0.6 kilometers away from the distribution center of Changbai Mountain Scenic Area, about 6 kilometers away from Changbai Mountain Railway Station, about 125 kilometers away from Yanji Chaoyangchuan International Airport, and about 100 kilometers away from Changbai Mountain Airport.
Nature of surrounding area	:	Nearby landmarks include Changbai Mountain North Scenic Area and Jianshui River National Wetland Park

7. We have been provided with a legal opinion dated 15 May 2025 regarding the property by the Group's legal adviser namely Zhejiang Chaoxiang Law Office, which contains, *inter alia*, the following:

- The Group has obtained the state-owned land use rights and building ownership rights of the property in accordance with laws;
- The state-owned land use rights and building ownership rights of the property is not subject to mortgage, pledge, seizure, lien or other restrictions of rights; and
- The Group can legally use, occupy, transfer, let, mortgage or by other ways to handle in accordance with laws the state-owned land use rights and building ownership rights of the property.

8. As at the Valuation Date, the resort hotel has 273 available renovated rooms, including Standard Rooms, Big Bed Rooms, Deluxe View Twin Rooms, Family Rooms, Chess and Card Standard Rooms, etc.

The Conference Center has 7 conference halls of various sizes, with suitable venues for various types of meetings ranging from 10 to 500 people. The venue is fully equipped with high-definition LED screens, fully automatic projectors, curtains, and sound systems.

9. In undertaking our valuation of the resort hotel and the conference center, we have considered the sales of properties in the vicinity. The comparables are primarily selected based on the following criteria:

- the comparables are recent transactions;
- the comparables are located in the vicinity of the property; and
- the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the properties for residential purpose and three comparables when valuing the properties for commercial purpose. The transaction price of the comparables ranges from RMB4,925 per sqm to RMB6,278 per sqm for residential purpose, and from RMB4,860 per sqm to RMB6,540 per sqm for commercial purpose.

We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, floor level, renovation, etc., and made corresponding adjustments. The unit price used for valuation, from RMB5,538 to RMB5,761 per sqm for residential-use properties, and from RMB4,593 per sqm (ground floor) to RMB2,498 per sqm (high floors) for commercial-use properties, are consistent with the unit price of the comparables after appropriate adjustments.

10. In undertaking our valuation of the vacant land, we have considered the sales of properties in the vicinity. The comparables are primarily selected based on the following criteria:

- a. the comparables are recent transactions;
- b. the comparables are located in the vicinity of the property; and
- c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing land use right. The transaction price of residential land ranges from RMB610 per sqm to RMB816 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, etc., and made corresponding adjustments. The unit price used for valuation, RMB643 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.

11. In undertaking our valuation of the properties held for sale of "Changbai Tiandi Ice and Snow Town", we have considered the sales of properties in the vicinity. The comparables are primarily selected based on the following criteria:

- a. the comparables are recent transactions;
- b. the comparables are located in the vicinity of the property; and
- c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the properties for residential, commercial and parking purpose. The transaction price of the comparables ranges from RMB4,925 per sqm to RMB6,278 per sqm for residential purpose, from RMB4,860 per sqm to RMB6,540 per sqm for commercial purpose, and from RMB50,987 to RMB60,000 per parking space.

We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, floor level, renovation, etc., and made corresponding adjustments. The unit price used for valuation, RMB4,963 per sqm for residential-use properties, RMB4,797 per sqm for shops, and RMB52,100 for parking space, are consistent with the unit price of the comparables after appropriate adjustments.





## VALUATION CERTIFICATE

### Batch II. "Sanya Water Park" held for owner occupation and development

Property	Description and Tenure	Particulars of Occupancy	Market value as at the Valuation Date
Team 15, Zone 2, Nanxin Farm, Tianya District, Sanya City, Hainan Province	<p>The property consists of 5 properties, including:</p> <p>Two water parks have been built on two parcels of land with a land use right area of 81,646.11 sqm, and Sanya Dream Water Park has been built with a total floor area of 13,771.89 sqm.</p> <p>There are also three vacant parcels of land held for future development, covering an area of 74,211.41 sqm with a planned floor area of no more than 89,053.69 sqm. No construction projects have begun on the Valuation Date.</p> <p>As advised by the Group, there is no development plan and no expected completion time for the vacant parcels as at the Valuation Date. The Group has invested a total cost of approximately RMB168.42 million as of the Valuation Date.</p> <p>The land use rights granted to the above-mentioned properties will expire on February 13, 2057 and January 17, 2060, respectively, for commercial use.</p>	<p>As at the Valuation Date, two water parks have been built on the land and are fully owned and operated by the Group.</p> <p>There are no construction projects on the vacant parcels as at the Valuation Date.</p>	<p>US\$101,000,000 HK\$785,339,000</p> <p>80.5% interest attributable to the Group:</p> <p>US\$81,305,000 HK\$632,197,895</p>



Notes:

1. According to the Real Estate Title Certificates numbered Qiong (2018) Sanya Real Estate Rights No. 0005950 and 0005949 issued by the Sanya Natural Resources and Planning Bureau, the land use rights of the two completed water parks with a total site area of 81,646.11 sqm belong to Hainan Sanya Kasen Property Development Co., Ltd. (a subsidiary of the Group with approximately 80.5% indirect interest, and with Haining Jindian Industrial Co., Ltd. owning the remaining 19.5%). The land use rights granted to the property will expire on February 13, 2057 for commercial purposes. The total floor area of the completed water parks is 13,771.89 sqm.
2. According to the Real Estate Title Certificates issued by the Sanya Natural Resources and Planning Bureau with the numbers Qiong (2020) Sanya Real Estate Rights No. 0028747, 0028748, and 0028749, the land use rights of three vacant lands with a total site area of 74,211.41 sqm belong to Hainan Sanya Kasen Property Development Co., Ltd. The land use rights granted to the property will expire on January 17, 2060 for commercial purposes.

As stated in the above contract, the property is subject to the following significant development conditions:

Permitted use	:	Commercial
Floor area ratio	:	$\leq 1.2$
Height limit	:	$\leq 45\text{m}$
Other parameters	:	According to the planning requirements stated in the document

3. According to the approval issued by the Sanya Municipal People's Government, the parcel ratio of three development sites is  $\leq 1.2$ . According to the "Detailed Control Plan (Revised) of Sanya Binlang River International Rural Cultural Tourism Zone" issued by the Sanya Natural Resources and Planning Bureau, the planned use of these three development sites is for commercial and service industries, with an overall area height limit of 45 meters.
4. The general description and market information of the property interests are summarized below:

Location	:	Team 15, Zone 2, Nanxin Farm, Tianya District, Sanya City, Hainan Province
Transportation	:	5 kilometers away from Sanya Railway Station
Nature of surrounding area	:	Located within the Binlang River Rural Cultural Tourism Zone in Sanya City
5. We have been provided with a legal opinion dated 15 May 2025 regarding the property by the Group's legal adviser namely Zhejiang Chaoxiang Law Office, which contains, *inter alia*, the following:
  - a. The Group has obtained the state-owned land use rights and building ownership rights of the property in accordance with laws;
  - b. The state-owned land use rights and building ownership rights of the property is not subject to mortgage, pledge, seizure, lien or other restrictions of rights; and
  - c. The Group can legally use, occupy, transfer, let, mortgage or by other ways to handle in accordance with laws the state-owned land use rights and building ownership rights of the property.

6. In undertaking our valuation of the vacant land, we have considered the sales of properties in the vicinity. The comparables are primarily selected based on the following criteria:
- a. the comparables are recent transactions;
  - b. the comparables are located in the vicinity of the property; and
  - c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing land use right. The transaction price of the comparables ranges from RMB4,278 per sqm to RMB4,627 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, etc., and made corresponding adjustments. The unit price used for valuation, from RMB3,775 to RMB3,910 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.

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## VALUATION CERTIFICATE

### Batch III. Parcels held for development and sale in Koh Kong

Property	Description and Tenure	Particulars of Occupancy	Market value as at the Valuation Date
40 parcels of land located approximately 148 kilometers from Highway 4 in Koh Kong Province, Cambodia	<p>The properties are located along National Road 4 (NR4), all within Communes of Boeng Preav &amp; Chrouy Svay, District of Srae Ambel, Province of Koh Kong. It is approximately 4km to the north of the Toll Gate No. 6 (Srae Ambel Exit) of the Phnom Penh–Sihanoukville Expressway (PP-SHV Expressway), approximately 15km south of Srae Ambel district centre and approximately 155km south-west of Koh Kong centre.</p> <p>The Srae Ambel district centre, which is approximately 15km away, houses public amenities, governmental premises, banking/financial institutions, wet markets, food and beverage establishments, as well as traditional retail format of shophouses. The vicinity is predominantly of agricultural lands and tracts of undeveloped lands interspersed with residential settlements of temporary and semi-permanent construction, godowns, workshops, and light industrial premises.</p> <p>Notable landmarks within the vicinity include Lim Long petrol filling station, Ksach Sor Pagoda, PTT Kampong Seila Petrol Station, Chamkar Loung Wet Market, to name a few.</p> <p>As advised by the Group, the properties comprise 40 contiguous parcels of lands extending to a total land area of about 8,124,668.67 sqm. The land parcels are all freehold.</p>	<p>As at the Valuation Date, 40 parcels of land have been leveled, and supporting facilities such as reservoirs, sewage treatment plants, and water treatment plants have been constructed.</p> <p>The parcels are held for sale, and some of the sold parcels has been used for the construction of buyer's factories.</p>	<p>US\$398,109,000.00 HK\$3,095,549,900</p> <p>49% interest attributable to the Group:</p> <p>US\$195,073,410 HK\$1,516,819,451</p>



*Notes:*

1. According to 40 parcels of Land Title Certificates (all hard titles), all of which are for agricultural use, the land ownership belongs to Koh Kong Zhejiang Sez Co., Ltd. (hereinafter "Koh Kong", a subsidiary of the Group owned by Ms. Zhu Jiayun and the Group as to 51% and 49%, respectively).

Save for (i) Ms. Zhu Jiayun being the elder daughter of Mr. Zhu Zhangjin, who is an executive director and a controlling shareholder of the Company; (ii) Ms. Zhu Jiayun being deemed to be a controlling shareholder of the Company (details of which are disclosed in the section headed "Effects on the Shareholding Structure of the Company" in the circular dated 15 May 2025 of the Company); (iii) the provision of guarantee by the Group and the provision of counter guarantee by, among others, Ms. Zhu Jiayun (details of which are disclosed in the circular of the Company dated 10 December 2024), Ms. Zhu Jiayun does not have other relationship with the Group.

As confirmed by the Company, pursuant to Ms. Zhu Jiayun's undertaking given under the Sale and Purchase Agreement in respect of the Acquisition (as defined in the circular dated 15 May 2025 of the Company), (i) all the voting rights in respect of the 51% equity interest of Koh Kong held by Ms. Zhu Jiayun are assigned to the board of directors of the Company; and (ii) the appointment of majority of the board of directors of Koh Kong is to be nominated by the Company. As a result, the Company is in control of the board of directors of Koh Kong, and accordingly Koh Kong becomes a subsidiary of the Company.

The land certificate information is as follows:

Parcel No.	Title No.	Land Area (sqm)
1	09060401-0009	1,061,667
2	09060401-0012	317,699
3	09060401-0013	387,100
4	09060401-0014	20,361
5	09060401-0016	120,561
6	09060401-0020	44,468
7	09060101-0060	625,326
8	09060401-0022	230,132
9	09060401-0024	403,203
10	09060101-0014	646,746
11	09060101-0031	666,716
12	09060101-0034	110,004
13	09060101-0020	222,340
14	09060101-0022	62,175
15	09060101-0037	85,267
16	09060101-0035	119,607
17	09060101-0048	17,095
18	09060101-0052	14,393
19	09060101-0054	13,642
20	09060101-0056	12,474
21	09060101-0058	125,305
22	09060101-0069	2,676
23	09060101-0070	39,621
24	09060101-0072	486,775
25	09060101-0073	84,201
26	09060101-0071	42,647
27	09060101-0081	37,697
28	09060101-0089	66,681
29	09060101-0088	12,792
30	09060101-0087	250,868
31	09060101-0086	10,296
32	09060101-0084	184,407
33	09060401-0025	14,387
34	09060401-0030	68,381
35	09060401-0029	362,479
36	09060401-0026	23,318
37	09060101-0085	468,780
38	09060401-0027	183,943
39	09060401-0031	331,320
40	09060401-0028	317,418
Total land area		8,294,968
Delivered land area		170,299.33
Remaining land area		8,124,668.67

2. According to the site investigation, the above-mentioned land has been built into the Zhejiang Special Economic Zone in Cambodia. Land leveling, construction of reservoirs, sewage treatment plants, water plants and other supporting facilities have been carried out. The project is still in progress. We are advised by the Group that the total development cost is about US\$100 million (including land costs). The Group plans to invest approximately US\$53 million and US\$100 million in infrastructure construction in 2025 and 2026, respectively.

According to this development plan provided by the Group, assuming the property is completed on the Valuation Date, its market value is approximately US\$551,109,000. This is calculated based on the expected development cost provided by the Group plus the market value as at the Valuation Date.

3. The property interests do not have applicable land rent or taxes.
4. We have been provided with a legal opinion dated 15 May 2025 regarding the property by the Group's legal adviser namely SK&P Cambodia Law Group, which contains, *inter alia*, the following:
- a. The Group has obtained the ownership rights of the property in accordance with laws;
- b. Part of the parcels in Koh Kong are under mortgage for the loan contract. The mortgagee is Phnom Penh Commercial Bank PLC (PPCBANK), with a remaining amount of US\$9.5 million under Loan Contract No. 1, due on August 29, 2029, and a remaining amount of US\$500 thousand under Loan Contract No. 2, due on August 31, 2026. The collateral information is as follows:

No.	Title No.	Land Area (sqm)
1	White Title 28425 (Hard Title)	1,771
2	White Title 28426 (Hard Title)	1,771
3	White Title 30061 (Hard Title)	30,768
4	White Title 30067 (Hard Title)	20,865
5	White Title 30065 (Hard Title)	25,624
6	12140206-0176	30,592
7	12140213-0733	52,556
8	12140206-0177	11,626
<b>TOTAL</b>		<b>175,573</b>

- c. The ownership rights of the property are not subject to mortgage, pledge, seizure, lien or other restrictions of rights (except for the eight properties in Note 4.b abovementioned); and
- d. The Group can legally use, occupy, transfer, let, mortgage or by other ways to handle in accordance with laws the ownership rights of the property.
5. In undertaking our valuation of the property, we have considered the sales of comparable properties in the vicinity. The comparables are primarily selected based on the following criteria:
- a. the comparables are recent transactions;
- b. the comparables are located in the vicinity of the property; and
- c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the property. The transaction price of the comparables ranges from US\$47 per sqm to US\$50 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, etc., and made corresponding adjustments. The unit price used for valuation, US\$49 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.



## VALUATION CERTIFICATE

### Batch IV. "Kasen Garden" in Phnom Penh held for development and sale

Property	Description and Tenure	Particulars of Occupancy	Market value as at the Valuation Date
"Kasen Garden", Sla Kue Bridge, Phnom Penh, Cambodia	<p>The property includes the first phase of completed houses and developed land in Phnom Penh's Kasen Gardens, including:</p> <p>The property is located in Gongwu District, Phnom Penh, 2 kilometers from Phnom Penh International Airport roundabout towards National Highway 3.</p> <p>The total planning area of the property is 291,361 sqm, and the entire construction project will be carried out in five phases. The first phase covers an area of 5 hectares, including various types of houses such as row houses, commercial residences, detached villas, and double villas.</p> <p>Nearby are mainly residential areas, warehouses, and office buildings with permanent buildings. Famous landmarks in the vicinity include temples, as well as the government office of the Baishu district.</p> <p>According to the Group's notification, there are 26 development sites and 212 remaining residential villas in the first phase of the property. The land parcels are all freehold.</p>	<p>As at the valuation date, all 212 villas were held by the Group for sale.</p> <p>26 development parcels are vacant and there are no construction projects on the parcels as at the Valuation Date.</p>	<p>US\$97,152,100 HK\$755,419,100</p> <p>49% interest attributable to the Group:</p> <p>US\$47,604,529 HK\$370,155,359</p>

*Notes:*

1. According to 212 property interests of Title Certificates (all hard titles), the land ownership belongs to Cambodian Kasen Guoji Real Estate Co., Ltd. (hereinafter "Cambodian Kasen Guoji", a subsidiary of the Group owned by Mr. Fan Dehua and the Group as to 51% and 49%, respectively). As confirmed by the Company, pursuant to Mr. Fan Dehua's undertaking given under the joint venture agreement dated 2 January 2018 in respect of the formation of Cambodian Kasen Guoji, the appointment or removal of majority of the board of directors of Cambodian Kasen Guoji is to be nominated by the Company. As a result, the Company is in control of the board of directors of Cambodian Kasen Guoji, and accordingly Cambodian Kasen Guoji becomes a subsidiary of the Company.

Mr. Fan Dehua is also interested in 21% equity interest in AIG Kasen International Power Co., Ltd., 51% equity interest in Steunghav Kasen SEZ Co., Ltd. and 51% equity interest in Kasen International Paper Co., Ltd., all of which are dormant subsidiaries of the Group. Save for the above, Mr. Fan Dehua does not have other relationships with the Group.

The land certificate information is as follows:

No.	House Name	Land Title No.	Size (sqm)
1	QN-74	12140501-1331	266
2	QN-72	12140501-1332	253
3	QN-70	12140501-1333	254
4	QN-68	12140501-1334	254
5	QN-66	12140501-1335	253
6	TW-A-59	12140501-1336	192
7	TW-A-55	12140501-1338	159
8	TW-A-53	12140501-1339	159
9	TW-A-51	12140501-1340	159
10	TW-A-49	12140501-1341	159
11	TW-A-47	12140501-1342	159
12	TW-A-45	12140501-1343	279
13	QN-41	12140501-1345	289
14	QN-39	12140501-1346	291
15	QN-37	12140501-1347	291
16	QN-33	12140501-1349	289
17	QN-31	12140501-1350	289
18	QN-29	12140501-1351	289
19	QN-27	12140501-1352	290
20	TW-B-02	12140501-1356	132
21	TW-B-06	12140501-1358	105
22	TW-B-08	12140501-1359	105
23	TW-B-14	12140501-1362	132
24	TW-B-16	12140501-1363	132
25	TW-B-20	12140501-1365	105
26	TW-B-22	12140501-1366	105
27	TW-B-24	12140501-1367	105
28	TW-B-26	12140501-1368	105
29	TW-B-28	12140501-1369	132
30	SH-A-III-01	12140501-1373	253





No.	House Name	Land Title No.	Size (sqm)
31	SH-A-05	12140501-1375	121
32	SH-A-07	12140501-1376	121
33	SH-A-I-09	12140501-1377	121
34	SH-A-I-11	12140501-1378	124
35	SH-A-I-15	12140501-1380	121
36	SH-A-I-17	12140501-1381	121
37	SH-A-I-21	12140501-1383	121
38	SH-A-I-23	12140501-1384	121
39	SH-A-I-27	12140501-1386	121
40	SH-A-29	12140501-1387	121
41	SH-A-31	12140501-1388	121
42	SH-A-I-33	12140501-1389	121
43	SH-A-I-35	12140501-1390	126
44	SH-A-I-37	12140501-1391	125
45	SH-A-I-39	12140501-1392	121
46	SH-A-I-45	12140501-1395	121
47	SH-A-I-47	12140501-1396	121
48	QN-62A	12140501-1403	304
49	QN-62	12140501-1404	288
50	QN-50	12140501-1410	288
51	KG-46	12140501-1412	473
52	QN-07	12140501-1416	368
53	TW-A-40	12140501-1425	162
54	TW-A-38	12140501-1426	162
55	TW-A-36	12140501-1427	163
56	TW-A-34	12140501-1428	161
57	TW-A-32	12140501-1429	162
58	TW-A-30	12140501-1430	162
59	TW-A-28	12140501-1431	162
60	TW-A-26	12140501-1432	162
61	TW-A-24	12140501-1433	162
62	TW-A-22	12140501-1434	162
63	TW-A-20	12140501-1435	162
64	TW-A-18	12140501-1436	162
65	TW-A-16	12140501-1437	162
66	TW-A-14	12140501-1438	162
67	TW-A-08	12140501-1441	162
68	TW-A-06	12140501-1442	162
69	SH-B-I-07	12140501-1445	131
70	SH-B-11	12140501-1447	81
71	SH-B-13	12140501-1448	81
72	SH-B-I-15	12140501-1449	81
73	SH-B-23	12140501-1453	81
74	SH-B-25	12140501-1454	81
75	SH-B-I-27	12140501-1455	81
76	SH-B-I-29	12140501-1456	81



No.	House Name	Land Title No.	Size (sqm)
77	SH-B-I-31	12140501-1457	83
78	SH-B-39	12140501-1461	81
79	SH-B-41	12140501-1462	81
80	SH-B-I-43	12140501-1463	81
81	SH-B-I-45	12140501-1464	81
82	SH-B-I-47	12140501-1465	81
83	SH-B-I-49	12140501-1466	81
84	SH-B-51	12140501-1467	81
85	SH-B-53	12140501-1468	81
86	SH-B-I-55	12140501-1469	81
87	SH-B-I-57	12140501-1470	81
88	SH-B-I-59	12140501-1471	84
89	SH-B-I-61	12140501-1472	84
90	SH-B-I-63	12140501-1473	81
91	SH-B-I-65	12140501-1474	81
92	SH-B-67	12140501-1475	81
93	SH-B-69	12140501-1476	81
94	SH-B-I-71	12140501-1477	81
95	SH-B-I-73	12140501-1478	81
96	SH-B-I-75	12140501-1479	81
97	SH-B-I-77	12140501-1480	81
98	SH-B-81	12140501-1482	81
99	SH-B-I-84	12140501-1485	149
100	SH-B-I-82	12140501-1486	81
101	SH-B-80	12140501-1487	81
102	SH-B-I-76	12140501-1489	81
103	SH-B-I-74	12140501-1490	81
104	SH-B-I-72	12140501-1491	81
105	SH-B-I-70	12140501-1492	81
106	SH-B-68	12140501-1493	81
107	SH-B-66	12140501-1494	81
108	SH-B-I-64	12140501-1495	81
109	SH-B-I-62	12140501-1496	81
110	SH-B-I-60	12140501-1497	84
111	SH-B-I-58	12140501-1498	84
112	SH-B-I-56	12140501-1499	81
113	SH-B-I-54	12140501-1500	81
114	SH-B-52	12140501-1501	81
115	SH-B-50	12140501-1502	81
116	SH-B-I-48	12140501-1503	81
117	SH-B-I-46	12140501-1504	81
118	SH-B-I-42A	12140501-1505	81
119	SH-B-I-42	12140501-1506	81
120	SH-B-40	12140501-1507	81
121	SH-B-38	12140501-1508	81
122	SH-B-I-34	12140501-1510	81

No.	House Name	Land Title No.	Size (sqm)
123	SH-B-I-32	12140501-1511	84
124	SH-B-I-30	12140501-1512	84
125	SH-B-I-28	12140501-1513	81
126	SH-B-I-26	12140501-1514	81
127	SH-B-22	12140501-1516	81
128	SH-B-I-20	12140501-1517	81
129	SH-B-I-18	12140501-1518	81
130	SH-B-I-14	12140501-1520	81
131	SH-B-12	12140501-1521	81
132	SH-B-10	12140501-1522	81
133	SH-B-I-08	12140501-1523	182
134	SH-D-I-03	12140501-1525	75
135	SH-D-05	12140501-1526	75
136	SH-D-07	12140501-1527	75
137	SH-D-I-11	12140501-1529	75
138	SH-D-I-13	12140501-1530	75
139	SH-D-I-15	12140501-1531	75
140	SH-D-17	12140501-1532	75
141	SH-D-19	12140501-1533	75
142	SH-D-I-21	12140501-1534	75
143	SH-D-I-23	12140501-1535	102
144	SH-D-I-27	12140501-1537	75
145	SH-D-29	12140501-1538	75
146	SH-D-31	12140501-1539	75
147	SH-D-I-33	12140501-1540	75
148	SH-D-I-35	12140501-1541	75
149	SH-D-I-37	12140501-1542	75
150	SH-D-I-39	12140501-1543	75
151	SH-D-I-41	12140501-1544	75
152	SH-D-I-43	12140501-1545	75
153	SH-D-45	12140501-1546	75
154	SH-D-47	12140501-1547	75
155	SH-D-I-49	12140501-1548	75
156	SH-D-I-55	12140501-1551	75
157	SH-D-57	12140501-1552	75
158	SH-D-I-61	12140501-1554	75
159	SH-D-I-63	12140501-1555	75
160	SH-D-I-65	12140501-1556	75
161	SH-D-69	12140501-1558	75
162	SH-D-71	12140501-1559	75
163	SH-D-I-73	12140501-1560	138
164	SH-A-I-06	12140501-1561	195
165	SH-A-02A	12140501-1562	109
166	SH-A-02	12140501-1563	158
167	SH-C-I-30	12140501-1564	103
168	SH-C-I-32	12140501-1565	80



No.	House Name	Land Title No.	Size (sqm)
169	SH-C-I-34	12140501-1566	80
170	SH-C-I-36	12140501-1567	80
171	SH-C-38	12140501-1568	80
172	SH-C-40	12140501-1569	80
173	SH-C-I-42	12140501-1570	80
174	SH-C-I-42A	12140501-1571	148
175	SH-A-81	12140501-1572	221
176	SH-A-79	12140501-1573	121
177	SH-A-77	12140501-1574	121
178	SH-A-I-75	12140501-1575	121
179	SH-A-I-73	12140501-1576	121
180	SH-A-I-71	12140501-1577	121
181	SH-A-I-69	12140501-1578	121
182	SH-C-06	12140501-1585	82
183	SH-C-I-08	12140501-1586	82
184	SH-C-I-10	12140501-1587	82
185	SH-C-I-12	12140501-1588	82
186	SH-C-I-14	12140501-1589	82
187	SH-C-16	12140501-1590	82
188	SH-C-18	12140501-1591	82
189	SH-C-I-20	12140501-1592	82
190	SH-C-I-26	12140501-1595	82
191	SH-C-28	12140501-1596	82
192	SH-C-30	12140501-1597	82
193	SH-C-I-32	12140501-1598	82
194	SH-C-I-34	12140501-1599	82
195	SH-C-I-36	12140501-1600	82
196	SH-C-I-38	12140501-1601	82
197	SH-C-I-40	12140501-1602	82
198	SH-C-I-42	12140501-1603	82
199	SH-C-42A	12140501-1604	82
200	SH-C-46	12140501-1605	82
201	SH-C-I-48	12140501-1606	82
202	SH-C-I-50	12140501-1607	111
203	SH-C-56	12140501-1610	82
204	SH-C-58	12140501-1611	83
205	SH-C-I-60	12140501-1612	81
206	SH-C-I-62	12140501-1613	82
207	SH-C-I-64	12140501-1614	82
208	SH-C-I-66	12140501-1615	82
209	SH-C-68	12140501-1616	82
210	SH-C-70	12140501-1617	82
211	SH-C-I-72	12140501-1618	82
212	Clubhouse	12140501-1620	1,363

2. According to 26 Land Title Certificates (hard and soft titles), the land ownership belongs to Cambodian Kasen Guoji. The land certificate information is as follows

Parcel No.	Title No.	Land Area (sqm)
1	12140206-0176	1,061,667
2	12140213-0733	317,699
3	PIN010-18101106291 soft title	387,100
4	PIN010-18103022259 soft title	20,361
5	PIN010-18102416466 soft title	120,561
6	PIN010-18083026218 soft title	44,468
7	PIN010-18083026150 soft title	625,326
8	PIN010-17090100672 soft title	230,132
9	PIN010-18083026261 soft title	403,203
10	PIN010-17042607710 soft title	646,746
11	PIN010-18081008529 soft title	666,716
12	PIN010-18100303512 soft title	110,004
13	White Title 28425	222,340
14	White Title 28426	62,175
15	White Title 30061	85,267
16	White Title 30067	119,607
17	White Title 30065	17,095
18	12140213-0020	14,393
19	12090506-0006	13,642
20	12090506-0007	12,474
21	12052307-0008	125,305
22	12052307-0009	2,676
23	12090506-0081	39,621
24	12140206-0177	486,775
25	12140206-0082	84,201
26	12140501-1621	42,647

3. According to the site investigation, the Kasen Garden project has a total planned area of 291.361 sqm, and the entire construction project will be carried out in five phases. The first phase covers an area of 5 hectares, including various types of houses such as row houses, commercial residences, detached villas, and double villas. A total of 290 villas and shops has been built in the first phase, and except for the remaining 212 villas, all others have been sold.

26 development parcels are vacant and there are no construction projects on the parcels as at the Valuation Date. The Group plans to invest about US\$17 million in 2025 and US\$25 million in 2026. The total development cost is about US\$26 million as of the Valuation Date, mainly land acquisition cost.

According to this development plan provided by the Group, assuming the property is completed on the Valuation Date, its market value is approximately US\$139,152,100. This is calculated based on the expected development cost provided by the Group plus the market value as at the Valuation Date.

4. The property interests do not have applicable land rent or taxes.
5. We have been provided with a legal opinion dated 15 May 2025 regarding the property by the Group's legal adviser namely SK&P Cambodia Law Group, which contains, *inter alia*, the following:
- a. The Group has obtained the ownership rights of the property in accordance with laws;



- b. Part of the properties in Phnom Penh Kasen Garden are under mortgage for the loan contract. The mortgagee is Phnom Penh Commercial Bank PLC (PPCBANK), with a remaining amount of US\$6.1 million under Loan Contract No. 1, due on August 17, 2026, and a remaining amount of US\$1 million under Loan Contract No. 2, due on August 28, 2025. The collateral information is as follows:

No.	Title No.	Land Area (sqm)
1	White Title 28425 (Hard Title)	1,771
2	White Title 28426 (Hard Title)	1,771
3	White Title 30061 (Hard Title)	30,768
4	White Title 30067 (Hard Title)	20,865
5	White Title 30065 (Hard Title)	25,624
6	136 Villas	16,091
<b>TOTAL</b>		<b>96,890</b>

- c. The ownership rights of the property are not subject to mortgage, pledge, seizure, lien or other restrictions of rights (except for the six properties in Note 5.b abovementioned); and
- d. The Group can legally use, occupy, transfer, let, mortgage or by other ways to handle in accordance with laws the ownership rights of the property.
6. In undertaking our valuation of the villas, we have considered the sales of comparable properties in the vicinity. The comparables are primarily selected based on the following criteria:
- a. the comparables are recent transactions;
- b. the comparables are located in the vicinity of the property; and
- c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the villas. The transaction price of the comparables ranges from US\$1,420 per sqm to US\$1,640 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of building age, transportation, size, view, etc., and made corresponding adjustments. The unit price used for valuation, US\$1,490 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.

7. In undertaking our valuation of the vacant parcels, we have considered the sales of properties in the vicinity. The comparables are primarily selected based on the following criteria:
- a. the comparables are recent transactions;
- b. the comparables are located in the vicinity of the property; and
- c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the parcels. The transaction price of the comparables ranges from US\$245 per sqm to US\$320 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, etc., and made corresponding adjustments. The unit price used for valuation, US\$236 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.





## VALUATION CERTIFICATE

### Batch V. "Hengsen Furniture Factory" held for owner occupation

Property	Description and Tenure	Particulars of Occupancy	Market value as at the Valuation Date
Building No. 5 Jianshe Road, Xieqiao Town, Haining City	<p>A one-story industrial factory building, covering a land area of 26,737.1 sqm and a floor area of 18,376.320 sqm, which was completed in 2004.</p> <p>The property is located at No. 5 Jianshe Road, Xieqiao Town, Haining City, Zhejiang Province, about 0.7 kilometers away from the Navigation Intercity Railway (Tongjiu Highway), about 8 kilometers away from Tongxiang Railway Station, and about 8 kilometers away from the entrance of the Shanghai Kunming Expressway.</p> <p>The land use rights granted to the property will expire on July 19, 2050, for industrial purposes.</p>	<p>As at the Valuation Date, the property was held by the Group for production.</p>	<p>US\$6,175,200 HK\$48,016,100</p> <p>100% interest attributable to the Group:</p> <p>US\$6,175,200 HK\$48,016,100</p>



Notes:

1. According to the Real Estate Title Certificate numbered Zhe (2017) Haining Real Estate Certificate No. 0060517 issued by the Haining Natural Resources and Planning Bureau, for industrial plants, the land use right with a total land area of 26,737.1 sqm and the ownership of the house with a total floor area of 18,376.320 sqm belong to Haining Hengsen Furniture Co., Ltd. (a wholly-owned subsidiary of the Group). The land use rights granted to the property will expire on July 19, 2050, for industrial purposes.

2. The general description and market information of the property interests are summarized below:

Location	:	Building No. 5 Jianshe Road, Xieqiao Town, Haining City
Transportation	:	0.7 kilometers away from the Navigation Intercity Railway (Tongjiu Highway), about 8 kilometers away from Tongxiang Railway Station, and about 8 kilometers away from the entrance of the Shanghai Kunming Expressway
Nature of Surrounding Area	:	Industrial factories and scattered single residential houses

3. We have been provided with a legal opinion dated 15 May 2025 regarding the property by the Group's legal adviser namely Zhejiang Chaoxiang Law Office, which contains, *inter alia*, the following:

- a. The Group has obtained the state-owned land use rights and building ownership rights of the property in accordance with laws;
- b. The state-owned land use rights and building ownership rights of the property is not subject to mortgage, pledge, seizure, lien or other restrictions of rights; and
- c. The Group can legally use, occupy, transfer, let, mortgage or by other ways to handle in accordance with laws the state-owned land use rights and building ownership rights of the property.

4. In undertaking our valuation of the property, we have considered the sales of comparable properties in the vicinity. The comparables are primarily selected based on the following criteria:

- a. the comparables are recent transactions;
- b. the comparables are located in the vicinity of the property; and
- c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the property. The transaction price of the comparables ranges from RMB568 per sqm to RMB671 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, etc., and made corresponding adjustments. The unit price used for valuation, RMB530 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.

5. As for the factory building, the replacement cost of the building as at the Valuation Date is determined based on the replacement cost of a new alternative building with the same service capacity as the valued property.

The adjusted replacement cost is approximately RMB2,520 per sqm. The reset cost used in the valuation is consistent with our research findings. We have estimated the depreciation rate of the factory building based on our site investigation, the expiration date of the land use right, building age, physical, functional and economic obsolescence.



## VALUATION CERTIFICATE

### Batch VI. "Kasen Building" held for lease and owner occupation

Property	Description and Tenure	Particulars of Occupancy	Market value as at the Valuation Date
Floor 19-23, Building 1, No. 236 Haizhou West Road, Haizhou Street, Haining City	The property consists of 5 real estate properties, covering a land area of 2,743.23 sqm and a floor area of 5,730.28 sqm, is located on the 19th to 23rd floor of Building 1, No. 236 Haizhou West Road, Haizhou Street, Haining City.	As at the Valuation Date, the 19-23 floors of the office building, except for the 586 sqm on the 19th floor that have been leased, are all held for own occupation by the Group.	US\$6,709,400 HK\$52,169,800
	The property is about 0.3 kilometers away from the Navigation Intercity Railway, about 3.5 kilometers away from Haining Railway Station, and 2.5 kilometers away from Haining Passenger Transport Center. Nearby iconic buildings include Haining Sports Center, Haining Bigfoot Park, Haining Library, Haining Municipal Government, etc.	The leasing contract stipulates an annual rental amount of approximately RMB98,904, which will expire on January 4, 2027.	100% interest attributable to the Group: US\$6,709,400 HK\$52,169,800
	The land use rights granted to the above-mentioned property will expire on March 7, 2047 for office purposes.	The rental price of the house includes tax, property management fees, and does not include water, electricity, communication, and other expenses.	

Notes:

1. According to the real estate management office of Haining City, the Property Title Certificates, Haining Fangquan Haifang Zi No.00317014, No.00317015, No.00316062, No.00316063, and No.00316926, as well as the Land Use Rights Certificates, Haiguo Yong (2014) No.07429, No.07428, No.07431, No.07426, and No.07432, the land use rights with a total area of 2,743.23 sqm and the property ownership with a total floor area of 5,730.28 sqm belong to Haining Kareno Furniture Co., Ltd (a wholly owned subsidiary of the Group). The land use right granted to this property will expire on March 7, 2047 for office purposes.
2. The general description and market information of the property interests are summarized below:
 

Location	:	Floor 19-23, Building 1, No. 236 Haizhou West Road, Haizhou Street, Haining City
Transportation	:	The property is about 0.3 kilometers away from the Navigation Intercity Railway, about 3.5 kilometers away from Haining Railway Station, and 2.5 kilometers away from Haining Passenger Transport Center
Nature of Surrounding Area	:	Haining Sports Center, Haining Bigfoot Park, Haining Library, Haining Municipal Government, etc.
3. We have been provided with a legal opinion dated 15 May 2025 regarding the property by the Group's legal adviser namely Zhejiang Chaoxiang Law Office, which contains, *inter alia*, the following:
  - a. The Group has obtained the state-owned land use rights and building ownership rights of the property in accordance with laws;
  - b. The Group can legally use, occupy, transfer, let, mortgage or by other ways to handle in accordance with laws the state-owned land use rights and building ownership rights of the property;
  - c. As at the valuation date, the property has been mortgaged, with Bank of China Haining Branch as the mortgagee. The mortgage period is from June 19, 2024 to June 18, 2027, and the maximum guaranteed principal for the debt is RMB63,354 million; and
  - d. The state-owned land use rights and building ownership rights of the property is not subject to pledge, seizure, lien or other restrictions of rights except for the mortgage described in paragraph 3.c.
4. In undertaking our valuation of the property, we have considered the sales of comparable properties in the vicinity. The comparables are primarily selected based on the following criteria:
  - a. the comparables are recent transactions;
  - b. the comparables are located in the vicinity of the property; and
  - c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the property. The transaction price of the comparables ranges from RMB7,272 per sqm to RMB8,880 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, etc., and made corresponding adjustments. The unit price used for valuation, RMB8,400 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.



## VALUATION CERTIFICATE

### Batch VII. "Yong Fu Li Shops" held for owner occupation

Property	Description and Tenure	Particulars of Occupancy	Market value as at the Valuation Date
Shops located on No. 20, Lane 1, Yongfuli, Haizhou Street, Haining City	The property consists of two shops located on the 1st floor of No. 20, Lane 1, Yongfuli, Haizhou Street, Haining City, covering an area of 367.30 sqm and a floor area of 398.90 sqm.	As at the Valuation Date, the property is held for owner occupation by the Group.	US\$1,284,300 HK\$9,986,200
			100% interest attributable to the Group:
	The property is about 2 kilometers away from the Haichang Road Station, about 0.7 kilometers away from Haining Railway Station, and 4 kilometers away from Haining Passenger Transport Center. Nearby iconic buildings include Haining Traditional Chinese Medicine Hospital, Haining Market Supervision Administration, Haining Taxation Bureau, Haining Natural Resources and Planning Bureau, Love Sea Shopping Center, Xishan Park, etc.		US\$1,284,300 HK\$9,986,200
	The land use rights granted to the property will expire on December 24, 2044 and August 31, 2065 respectively, for non-residential (commercial) purposes.		

Notes:

1. According to the Real Estate Title Certificates, Zhejiang 2018 Haining Real Estate No.0026871 and No.0026870 issued by the Haining Natural Resources and Management Bureau, the land use right with a total area of 367.30 sqm and the ownership of the shops with a total floor area of 398.90 sqm belong to Zhejiang Kasen Industrial Group Co., Ltd. (a wholly-owned subsidiary of the Group). The land use right of 208 sqm granted to the property will expire on December 24, 2044 for non-residential (commercial) purposes; The land use right with an area of 159.3 sqm will expire on August 31, 2065 for non-residential (commercial) purposes.
2. The general description and market information of the property interests are summarized below:
 

Location	:	No. 20, Lane 1, Yongfuli, Haizhou Street, Haining City
Transportation	:	2 kilometers away from the Haichang Road Station, about 0.7 kilometers away from Haining Railway Station, and 4 kilometers away from Haining Passenger Transport Center
Nature of Surrounding Area	:	Haining Traditional Chinese Medicine Hospital, Haining Market Supervision Administration, Haining Taxation Bureau, Haining Natural Resources and Planning Bureau, Love Sea Shopping Center, Xishan Park, etc.
3. We have been provided with a legal opinion dated 15 May 2025 regarding the property by the Group's legal adviser namely Zhejiang Chaoxiang Law Office, which contains, *inter alia*, the following:
  - a. The Group has obtained the state-owned land use rights and building ownership rights of the property in accordance with laws;
  - b. The state-owned land use rights and building ownership rights of the property is not subject to mortgage, pledge, seizure, lien or other restrictions of rights; and
  - c. The Group can legally use, occupy, transfer, let, mortgage or by other ways to handle in accordance with laws the state-owned land use rights and building ownership rights of the property.
4. In undertaking our valuation of the property, we have considered the sales of comparable properties in the vicinity. The comparables are primarily selected based on the following criteria:
  - a. the comparables are recent transactions;
  - b. the comparables are located in the vicinity of the property; and
  - c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the property. The transaction price of the comparables ranges from RMB21,000 per sqm to RMB25,400 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, etc., and made corresponding adjustments. The unit price used for valuation, RMB23,094 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.





## VALUATION CERTIFICATE

### Batch VIII. "Boao Asia Bay" held for owner occupation, development, rent and sale

Property	Description and Tenure	Particulars of Occupancy	Market value as at the Valuation Date
"Boao Asia Bay", 10 properties and 2 parcels of land located on No. 8 Binhai Avenue, Boao Town, Qionghai City, Hainan Province	Apartment Building No.2, with one underground floor and 29 above ground floors, covering a land area of 3,794.38 sqm, with a floor area of 81,292.4 sqm and a basement area of 6,358.74 sqm. It was completed in 2019, of which 53,548.63 sqm have been renovated and 27,625.06 sqm have not been renovated.	As at the Valuation Date, the Apartment Building No.2, its annex lobby and the Performing Arts Center is held for ownership occupation by the Group.	US\$515,291,600 HK\$4,006,718,900
	The annex lobby of Apartment Building No.2, with 2 floors above ground, covers a land area of 3,003.61 sqm, and has a floor area of 6,563.06 sqm. It was completed in 2011.	2 parcels of land are held for future development. The current project under construction is called "Jinsha Island" project, and other development projects have not yet been implemented.	92% interest attributable to the Group:
	Performing Arts Center, with 3 floors above ground, covering a land area of 2,464.25 sqm, and a floor area of 3,879.3 sqm. It was completed in 2011.	Except for certain apartments of the Apartment Building No.1 and shops in the communities that are leased, or sold but not delivered, the properties of Apartment Building No.1 and 6 communities are held for sale.	US\$474,068,272 HK\$3,686,181,388



Property	Description and Tenure	Particulars of Occupancy	Market value as at the Valuation Date
	2 parcels of land held for development with a total land area of 215,253.67 sqm, which have started construction as at the Valuation Date. The expected investment cost is RMB 706.48 million. Approximately a total cost of RMB 45.55 million for construction and RMB 135.88 million for land development has been invested as of the Valuation Date.		
	7 properties for sale (or sold but not delivered), including Apartment Building No.1, and 6 communities of residential buildings and shops, with a total floor area of 58,390.08 sqm and a shared land area of 53,422.03 sqm. These properties were completed from 2011 to 2023.		
	The land use rights granted to the above-mentioned property will expire on November 15, 2067, for urban residential and tourism purposes.		

*Notes:*

1. According to the Real Estate Title Certificate, Qiong (2023) Qionghai Real Estate Certificate No. 0006571 issued by the Qionghai Natural Resources and Planning Bureau, the land use right of No.2 Apartment Building with a total land area of 3,794.38 square meters (shared and allocated by the Land Use Right Title Certificate, Haiguo Yong (2010) No. 1306) and the property ownership with a total floor area of 87,653.14 square meters (including a basement area of 6,358.74 square meters) belong to Hainan Boao Kasen Property Development Co., Ltd. (a subsidiary of the Group with approximately 92% indirect interest, and with Hainan Yimo Trading Co., Ltd. owning the remaining 8%). The land use rights granted to this property will expire on November 15, 2067 for residential and tourism purposes.
2. According to the Real Estate Title Certificate, Qiong (2023) Qionghai Real Estate Certificate No. 0004733 issued by the Qionghai Natural Resources and Planning Bureau, the land use right of the lobby of No.2 Apartment Building, with a total area of 3,003.61 square meters (shared and allocated by the Land Use Right Title Certificate, Haiguo Yong (2010) No. 1306), and the ownership of the house with a total floor area of 6,563.06 square meters, belong to Hainan Boao Kasen Property Development Co., Ltd. The land use rights granted to this property will expire on November 15, 2067 for residential, and tourism purposes.



3. According to the Real Estate Title Certificate, Qiong (2019) Qionghai Real Estate Certificate No. 0005492 issued by the Qionghai Natural Resources and Planning Bureau, the land use rights of Performing Arts Center with a total area of 2,464.25 square meters (shared and allocated by the Land Use Right Title Certificate, Haiguo Yong (2010) No. 1305) and the property ownership with a total floor area of 3,879.3 square meters belong to Hainan Boao Kasen Property Development Co., Ltd. The land use rights granted to this property will expire on November 15, 2067 for residential and tourism purposes.
4. The total original land area for the 2 parcels of land held for development is 302,549 sqm, and the land area after shared by the developed property is 215,253.67 sqm.

According to the Land Use Right Title Certificate, Haiguo Yong (2010) No. 1307 and No.1305 issued by the People's Government of Qionghai City, the original land area is 170,842.30 sqm and 131,706.70 sqm, the shared land use right area of completed properties is 46,010.49 sqm and 41,284.84 sqm, and the remaining land area is 124,831.81 and 90,421.86 sqm. The land use rights belong to Hainan Boao Kasen Property Development Co., Ltd. The land use rights granted to this property will expire on November 15, 2067 for residential and tourism purposes.

According to the Construction Land Planning Permit No. (2010) 04 reissued by the Planning and Construction Bureau of Qionghai City, the planned plot ratio of the 2 parcels of development land is 1.22.

5. 7 properties for sale (or sold but not delivered), including Apartment Building No.1, and 6 communities of residential buildings and shops, with a total floor area of 58,390.08 sqm (shared and allocated by the Land Use Right Title Certificate, Haiguo Yong (2010) No. 1305, 1306 and 1307, and Haiguo Yong (2008) No.1176), belong to Hainan Boao Kasen Property Development Co., Ltd. The land use rights granted to these properties will expire on November 15, 2067 for residential and tourism purposes. 59 units of residential properties (apartments) have been sold but not delivered, with a sales amount of RMB 114,518,782 (VAT included).
6. As at the Valuation Date, the 1st to 3rd floors and the 13th to 29th floors of Apartment Building 2, with a total floor area of 50,780 square meters, have been leased to Hainan Kasen International Hotel Co., Ltd., a wholly owned subsidiary of Hainan Boao Kasen Property Development Co., Ltd. The lease term is from 2019 to May 31, 2029. The rent ranges from RMB4.35 million in 2019 to RMB6.93 million in 2029. The rent includes taxes and fees, but does not include water, electricity, internet, and other expenses.

The lobby of No.2 Apartment Building has been leased to Hainan Kasen International Hotel Co., Ltd., for a lease period from January 1, 2022 to December 31, 2025, with an annual rent of RMB250,000. The rent includes taxes and does not include water, electricity, internet and other fees.

The Performing Art Center has been leased to Hainan Kasen International Hotel Co., Ltd., for a lease period from May 1, 2020 to April 30, 2025, with an annual rent of RMB300,000. The rent includes taxes and does not include water, electricity, internet and other expenses.

3 properties with a total floor area of 432.31 sqm have been leased to Hainan Kaidina Property Service Co., Ltd, a wholly owned subsidiary of the Group. The lease period is from November 1, 2023 to October 31, 2026. The monthly rent is RMB6,485, which includes taxes and does not include water, electricity, network and other fees.

112 rooms with a total floor area of 7,232.33 sqm in Apartment Building No.1, have been leased to Hainan Boao Yiyuan Hotel Management Co., Ltd (no shareholding relationship with the Group). The lease period is from December 1, 2019 to December 31, 2027.

84 rooms in Apartment Building 1 with a total floor area of 6,455.3 sqm have been leased to Qionghai Boao Asia Bay Supreme Sea View Hotel Co., Ltd, a wholly owned subsidiary of the Group. The lease period is from April 1, 2024 to December 31, 2030.

One Shop with a total floor area of 312 square meters have been leased to Qionghai Boao Asia Bay Supermarket (no shareholding relationship with the Group). The lease period is from April 1, 2024 to March 31, 2026, with an annual rent of RMB 74,880. The rent includes taxes and fees, but does not include water, electricity, network and other expenses.

7. The general description and market information of the property interests are summarized below:

Location	:	Boao Asia Bay, No. 8 Binhai Avenue, Boao Town, Qionghai City, Hainan Province
Transportation	:	About 12.3 kilometers away from Qionghai Railway Station, about 12.9 kilometers away from Boao Railway Station, and about 15.4 kilometers away from Qionghai Boao National Airport
Nature of Surrounding Area	:	The permanent site scenic area of Boao Forum for Asia, China (Hainan) South China Sea Museum, etc.

8. We have been provided with a legal opinion dated 15 May 2025 regarding the property by the Group's legal adviser namely Zhejiang Chaoxiang Law Office, which contains, *inter alia*, the following:
- The Group has obtained the state-owned land use rights and building ownership rights of the property in accordance with laws;
  - As at the Valuation Date, the apartment building of Building 2 has been mortgaged. The mortgagee is Hainan Bank Co., Ltd. Qionghai Branch, providing mortgage guarantee for the "Fixed Asset Loan Contract" numbered A Qionghai Company Gu Zi (2021) No.0816002 signed between the mortgagee and Hainan Boao Kasen Real Estate Co., Ltd. The mortgage period is determined according to the loan contract, and the principal of the mortgaged debt is RMB500 million;
  - As at the Valuation Date, mortgages have been established for Room 201, 202, 203, 219, 221, 237, 321, 3A03, 502, 602, 609, 633, 733, 1103, 1209, 1309, and 13A09 of the Apartment Building No.1. The mortgagee is Hainan Bank Co., Ltd. Qionghai Branch, which provides mortgage guarantee for the "Fixed Asset Loan Contract" numbered A Qionghai Puhui Gu Zi (2024) No.002 signed between the mortgagee and Qionghai Bozheng Asia Bay Supreme Sea View Hotel Co., Ltd. The mortgage period is determined according to the loan contract, and the principal of the mortgaged debt is RMB 8 million.
  - The state-owned land use rights and building ownership rights of the property is not subject to pledge, seizure, lien or other restrictions of rights except for the mortgage in paragraph 6.b; and
  - The Group can legally use, occupy, transfer, let, mortgage or by other ways to handle in accordance with laws the state-owned land use rights and building ownership rights of the property.

9. In undertaking our valuation of the No.2 Apartment Building and its lobby, we have considered the sales of comparable properties in the vicinity. The comparables are primarily selected based on the following criteria:

- a. the comparables are recent transactions;
- b. the comparables are located in the vicinity of the property; and
- c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the property. The transaction price of the comparables ranges from RMB19,955 per sqm to RMB21,298 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, etc., and made corresponding adjustments. The unit price used for valuation, from RMB18,888 to RMB21,083 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.

10. In undertaking our valuation of the Performing Art Center, we have considered the sales of comparable properties in the vicinity. The comparables are primarily selected based on the following criteria:

- a. the comparables are recent transactions;
- b. the comparables are located in the vicinity of the property; and
- c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the property. The transaction price of the comparables ranges from RMB7,500 per sqm to RMB10,000 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, etc., and made corresponding adjustments. The unit price used for valuation, RMB9,939 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.

11. In undertaking our valuation of 2 parcels of lands for development, we have considered the sales of comparable properties in the vicinity. The comparables are primarily selected based on the following criteria:

- a. the comparables are recent transactions;
- b. the comparables are located in the vicinity of the property; and
- c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the property. The transaction price of the comparables ranges from RMB3,247 per sqm to RMB4,313 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, etc., and made corresponding adjustments. The unit price used for valuation, from RMB4,370 to RMB4,420 per sqm, is consistent with the unit price of the comparables after appropriate adjustments.



12. In undertaking our valuation of 7 properties for sale (or sold but not delivered), we have considered the sales of comparable properties in the vicinity. The comparables are primarily selected based on the following criteria:
- a. the comparables are recent transactions;
  - b. the comparables are located in the vicinity of the property; and
  - c. the comparables have similar conditions as the property.

We have considered and analyzed three comparables in the vicinity when valuing the property. The transaction price of the comparables of residential purpose in different neighbourhood ranges from RMB19,955 to RMB20,000 per sqm, and RMB10,910 to RMB12,284 per sqm. The transaction price of the comparables of commercial purpose ranges from RMB7,500 per sqm to RMB10,000 per sqm. We have taken into account the different attributes of the property compared to the comparables in terms of location, shape, transportation, renovation etc., and made corresponding adjustments. The unit prices used for valuation, RMB11,324 per sqm to RMB20,075 per sqm for residential purpose in different neighbourhood, and from RMB8,602 to RMB9,939 per sqm for commercial purpose, are consistent with the unit prices of the comparables after appropriate adjustments.

13. According to the current development plan provided by the Group, assuming the current stage of development of 2 parcels of land is completed on the Valuation Date, the market value of these properties of Batch VIII. is approximately US\$613,772,200. This is calculated based on the expected development cost provided by the Group plus the market value as at the Valuation Date.



## VALUATION CERTIFICATE

### Batch IX. “Qian Jiang Oasis” held for sale

Property	Description and Tenure	Particulars of Occupancy	Market value as at the Valuation Date
Properties for residential and commercial purposes, and parking spaces located at No. 29 Kaichuang Road, Yandu District, Yancheng City, Jiangsu Province	<p>The residential and commercial properties and parking spaces, including one sold but not delivered residential property with a total floor area of 114.76 sqm. 9 commercial properties with a total floor area of 3,567.13 sqm, one 2-storey kindergarten with a total floor area of 2,325.18 sqm, and 815 parking spaces are held for sale.</p> <p>The land use right for the commercial property interests will expire on December 4, 2052. The residential land use right will expire on December 4, 2052.</p>	<p>As at the Valuation Date, the properties are held for sale (or have been sold but not delivered).</p> <p>The amount of the sold but not delivered residential property is RMB550,300.</p>	<p>US\$12,331,200 HK\$95,882,900</p> <p>55% interest attributable to the Group:</p> <p>US\$6,782,160 HK\$52,735,595</p>

*Notes:*

1. According to the Land Title Certificates, Yandu Guoyong (2013) No. 22001692 issued by the Yancheng Municipal People's Government, the property right with a total land area of 108,138 sqm belongs to Jiangsu Kasen Property Development Co., Ltd (The Group holds 55%, Jiangsu Yimu Industrial and Investment Co., Ltd. holds 37%, and Jiaying Yurun Marketing Planning Co., Ltd. holds 8% of the interests).
2. The general description and market information of the property interests are summarized below:
 

Location	:	No. 29 Kaichuang Road, Yandu District, Yancheng City, Jiangsu Province
Transportation	:	10 kilometers away from Yancheng High speed Railway Station and about 7 kilometers away from Yancheng High tech Zone Bus Terminal
Nature of Surrounding Area	:	Yancheng Wuyue Square, Rundu Park, Yancheng No.1 Junior High School, Jiangsu Yancheng Technician College, etc.
3. We have been provided with a legal opinion dated 15 May 2025 regarding the property by the Group's legal adviser namely Zhejiang Chaoxiang Law Office, which contains, *inter alia*, the following:
  - a. The Group has obtained the state-owned land use rights and building ownership rights of the property in accordance with laws;
  - b. The state-owned land use rights and building ownership rights of the property is not subject to mortgage, pledge, seizure, lien or other restrictions of rights; and
  - c. The Group can legally use, occupy, transfer, let, mortgage or by other ways to handle in accordance with laws the state-owned land use rights and building ownership rights of the property.



4. In undertaking our valuation of the properties, we have considered the sales of comparable properties in the vicinity. The comparables are primarily selected based on the following criteria:
- a. the comparables are recent transactions;
  - b. the comparables are located in the vicinity of the property; and
  - c. the comparables have similar conditions as the property.

We have considered and analyzed 3 comparables in the vicinity when valuing the properties. The transaction price of the comparables ranges from RMB11,700 to RMB13,900 per sqm for the first floor of commercial properties, from RMB6,666 to RMB7,039 per sqm for the 2nd floor of commercial properties, and from RMB28,800 to RMB35,000 per parking space.

We have taken into account the different attributes of the properties compared to the comparables in terms of location, shape, transportation, floor, renovation, etc., and made corresponding adjustments. The unit prices used for valuation, RMB9,971 to RMB12,200 per sqm for the first floor of commercial properties, RMB5,148 per sqm for the 2nd floor of commercial property, and RMB32,900 per parking space, is consistent with the unit price of the comparables after appropriate adjustments.