

The Board of Directors
Shui On Land Limited
34/F, Shui On Centre
6-8 Harbour Road
Wan Chai
Hong Kong

31 July 2025

Dear Sirs

Valuation of Lingnan Xintiandi, NOVA and Lingnan Tiandi Commerical Plaza of Foshan Lingnan Tiandi, Chancheng District, Foshan, Guangdong Province, The People's Republic of China (the "Properties")

In accordance with the instructions from Shui On Land Limited (hereinafter referred to as the "Company") for us to value the Properties 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 of the market values of the Properties as at 30 April 2025 (the "Valuation Date").

Basis of Valuation

Our valuation is our opinion of the market value of the Properties, which we would define as intended to mean "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".

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Your partners in property

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Market value is understood as the value of an asset or liability estimated without regard to the seller's costs of sale or the buyer's costs of purchase and without adjustment for any taxes payable by either party as a direct result of the transaction.

Market value is the most probable price reasonably obtainable in the market on the valuation date in keeping with the market value definition. It is the best price reasonably obtainable by the seller and the most advantageous price reasonably obtainable by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, special considerations or concessions granted by anyone associated with the sale, or any element of value available only to a specific owner or purchaser.

In preparing our valuation report, we have complied with "The HKIS Valuation Standards 2020" issued by the Hong Kong Institute of Surveyors and "The RICS Valuation - Global Standards" issued by the Royal Institution of Chartered Surveyors and the requirements contained in the relevant provisions of Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited.

Valuation Methodology

As the Properties, which are mainly held for investment, are income-producing, we considered it is most appropriate to value them by "Income Approach - Term and Reversion Method" by capitalizing the net income shown on tenancy schedules handed to us by the Company and made provisions for reversionary income potential.

Title Documents and Encumbrances

We have been provided with the copies of extracts of title documents relating to the Properties. However, we have not inspected the original documents to verify ownership or to verify any amendments which may not appear on the copies handed to us. We have relied on the information given by the Company regarding the titles and other legal matters relating to the Properties.

No allowance has been made in our valuation for any charges, mortgages or amounts owing on any Properties nor for any expenses or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the Properties are free from encumbrances, restriction and outgoings of an onerous nature which could affect their values.

Source of Information

We have relied on a considerable extent on the information given by the Company. We have no reason to doubt the truth and accuracy of the information provided to us by the Company which is material to the valuation. We have accepted advice given by the Company on such matters as planning approvals or statutory notices, easements, tenure, ownership, completion dates of buildings, particulars of occupancy, tenancy summary, floor and site areas and all other relevant matters. Dimensions, measurements and areas included in the valuation report are based on information contained in the documents provided to us and are therefore only approximations. We have not been

able to carry out on-site measurements to verify the correctness of the site and floor areas of the Properties and we have assumed that the site and the floor areas shown on the documents handed to us are correct. We were also advised by the Company that no material facts have been omitted from the information provided.

Inspection and Structural Condition

We have inspected the Properties and the inspection was carried out by our Associate Director, Ocean Ruan, a qualified member of CIREA, on 27 May 2025. However, no structural survey has been made, but in the course of our inspection, we did not note any serious defects. We are not, however, able to report that the Properties are free from rot, infestation or any other structural defects. No tests were carried out on any of the services.

Identity of Properties to be valued

We exercised reasonable care and skill (but will not have an absolute obligation to the Company) to ensure that the Properties, identified by the Properties address in the instructions, are the Properties inspected by us and contained within our valuation report.

Environmental Issues

We are not environmental specialists and therefore we have not carried out any scientific investigations of sites or buildings to establish the existence or otherwise of any environmental contamination, nor have we undertaken searches of public archives to seek evidence of past activities that might identify potential for contamination. In the absence of appropriate investigations and where there is no apparent reason to suspect potential for contamination, our valuation is prepared on the assumption that the Properties are unaffected. Where contamination is suspected or confirmed, but adequate investigation has not been carried out and made available to us, then the valuation will be qualified.

Compliance with Relevant Ordinances and Regulations

We have assumed that the Properties have been constructed, occupied and used in full compliance with, and without contravention of any ordinances, statutory requirement and notices except only where otherwise stated. We have further assumed that, for any use of the Properties upon which this report is based, any and all required licenses, permits, certificates, consents, approvals and authorization have been obtained, except only where otherwise stated.

Remarks

Knight Frank has prepared the valuation based on the information and data available to us as at the Valuation Date. While the current market is influenced by various policies and regulations, increased global conflicts could add further fluctuations in real estate market. It must be recognised that enactment of emergency measures, changes in mortgage requirements or international tensions could be immediate and have sweeping impact on the real estate market apart from typical market variations. It should therefore be noted that any market violation, policy, geopolitical and social changes or other unexpected incidents after the Valuation Date may affect the values of the Properties.

Currency

All money amounts stated are in Renminbi (RMB).

Our valuation report is attached.

Yours faithfully
For and on behalf of
Knight Frank Petty Limited



Gary Lau MHKIS MRICS RPS(GP) RICS
Registered Valuer
Senior Director
Valuation & Advisory

Reviewed (but not undertaken) by:



Cyrus Fong FRICS FHKIS RPS(GP)
MCIREA RICS Registered Valuer
Executive Director
Head of Valuation & Advisory, Greater China

Notes:

Mr. Cyrus Fong is a fellow member of RICS and HKIS who has over 19 years of extensive experience in the Real Estate Industry. He has conducted numerous assignments for different types of properties including development sites, luxury residential, commercial, industrial properties in Hong Kong, UK and Asia Pacific region for various valuation purposes.

Mr. Gary Lau is a qualified member of RICS and HKIS who has over 16 years of extensive experience in the Real Estate Industry. He has conducted numerous assignments for different types of properties including development sites, residential, office, commercial, logistics, school, convention centre and industrial properties in the PRC, UK and Asia Pacific region for various valuation purposes.

VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 30 April 2025
Lingnan Xintiandi, NOVA and Lingnan Tiandi Commercial Plaza of Foshan Lingnan Tiandi Chancheng District Foshan Guangdong Province The PRC <i>(please see note 1 for detail addresses)</i>	Foshan Lingnan Tiandi is a large-scale, integrated urban redevelopment community comprising office, retail, hotel and cultural facilities and residential complexes. The project benefits from having two national-grade heritage sites being located within its premises. This includes the centre piece of Foshan's cultural heritage — Zumiao, an immaculately preserved ancient Taoist temple, and the Donghuali, also a well-known historic area. Foshan Lingnan Tiandi is strategically located in the old town centre of central Chancheng District, which is Foshan's traditional downtown area and public transportation hub. The development enjoys good connectivity with two subway stations of the Guangzhou-Foshan metro line. The property comprises various retail and office buildings in Foshan Lingnan Tiandi, namely (i) Lingnan Xintiandi, (ii) NOVA and (iii) Lingnan Tiandi Commercial Plaza.	Please refer to note 11 for the particulars of occupancy of respective portion of the property.	RMB4,204,900,000 (RENMINBI FOUR BILLION TWO HUNDRED AND FOUR MILLION NINE HUNDRED THOUSAND ONLY)

Market Value in
existing state as at
30 April 2025

Property Description and tenure Particulars of occupancy

Lingnan Xintiandi is the historic restoration zone within the Foshan Lingnan Tiandi, comprises various low-rise retail blocks completed in about 2011 to 2019. NOVA is a 8-storey shopping mall including two levels of basement located adjacent to Lingnan Xintiandi, with direct access to Zumiao Metro Station whilst Lingnan Tiandi Commercial Plaza is a 12-storey office building erected upon NOVA completed in about 2015.

Use	Approximate Gross Floor Area (sq m)
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Lingnan Xintiandi

Retail	55,325
Other*	<u>3,731</u>
Sub-total:	59,056

NOVA

Retail	73,045
Car Park (Basement) (491 nos)	20,235
Other*	<u>867</u>
Sub-total:	94,147

**Lingnan Tiandi
Commercial Plaza**

Office	<u>16,220</u>
Total:	<u>169,423</u>

* The areas categorized under 'Other' uses are common areas such as E&M facilities and sidewalks that cannot be leased to generate income for the company. As such, no market value will be assigned to these spaces.

The land use rights of Lingnan Xintiandi have been granted for a term expiring on 30 November 2047 for commercial use.

The land use rights of NOVA and Lingnan Tiandi Commercial Plaza have been granted for terms expiring on 30 November 2057 for office use and financial use, 30 November 2047 for commercial and hotel, retail, wholesale, catering, hotel and other business uses.

Notes:

1. The detail addresses of the property are listed below:
 - Lingnan Xintiandi situated on the northern side of Dong Xi Li, the western side of Fu Xian Road, the eastern side of Tian Di Road and the southern side of Liangyuan Road, Chancheng District, Foshan, Guangdong Province, the PRC
 - NOVA and Lingnan Tiandi Commercial Plaza situated on the northern side of Jian Xin Road, the western side of Tian Di Road, the eastern side of Zumiao Road and the southern side of Dongrui Road, Chancheng District, Foshan, Guangdong Province, the PRC
2. Pursuant to the Business Licence with Unified Social Credit No. 91440600669823797N dated 11 November 2024, 佛山安盈房地產開發有限公司 (Fo Shan An Ying Property Development Co., Ltd.) ("Fo Shan An Ying") was incorporated with a registered capital of RMB592,000,000.
3. Pursuant to the Business Licence with Unified Social Credit No. 91440600669823789U dated 11 November 2024, 佛山瑞安天地房地產發展有限公司 (Fo Shan Shui On Property Development Co., Ltd.) ("Fo Shan Shui On") was incorporated with a registered capital of RMB784,000,000.
4. Pursuant to 49 Realty Title Certificates all issued by Land Construction and Water Affairs Bureau of Foshan Chancheng District, the title to retail portion of Lingnan Xintiandi of the property with a total gross floor area of 55,324.59 sq m was vested in Fo Shan Shui On with a land use right term expiring on 30 November 2047 for commercial use.
5. Pursuant to 215 Realty Title Certificates all issued by Land Construction and Water Affairs Bureau of Foshan Chancheng District, the title to Lingnan Tiandi Commercial Plaza of the property with a total gross floor area of 16,219.56 sq m was vested in Fo Shan An Ying with a land use right term expiring on 30 November 2057 for office use.
6. Pursuant to 7 Realty Title Certificates all issued by the Land Construction and Water Affairs Bureau of Foshan Chancheng District and Foshan Natural Resources Bureau, the title to retail portion of NOVA of the property with a total gross floor area of 73,045.50 sq m was vested in Fo Shan An Ying with a land use right term expiring on 30 November 2047 for commercial use.
7. Pursuant to 478 Realty Title Certificates all issued by Land Construction and Water Affairs Bureau of Foshan Chancheng District, the title to a portion of car park portion of the property with a total gross floor area of 19,711.17 sq m was vested in Fo Shan An Ying with a land use right term expiring on 30 November 2047 for car park use.
8. Pursuant to 13 Realty Title Certificates Yue (2024) Fo Chan Bu Dong Chan Quan Di 0102589 to 0102601 all issued by Foshan Natural Resources Bureau dated 3 December 2024, the title to another portion of car park portion of the property with a total gross floor area of 523.90 sq m was vested in Fo Shan An Ying with a land use right term expiring on 30 November 2047 for car park use.
9. Pursuant to the Loan Agreements No 12512016280135, DY1251201628013501, DY1251201628013502, DY1251201628013503 and ZD1252202400000002 dated 29 June 2016, 15 December 2016 and 5 August 2024 entered into between Shanghai Pudong Development Bank Co. Ltd (Foshan Branch) and Fo Shan Shui On, retail portion of Lingnan Xintiandi under 49 Realty Title Certificates with a total gross floor area of 55,324.59 sq m is subject to a mortgage for a consideration of RMB300,000,000 in favour of Shanghai Pudong Development Bank Co. Ltd (Foshan Branch).

10. Pursuant to the Loan Agreements No ZD1252202300000002 and ZD1252202500000002 dated 19 October 2023 and 17 March 2025 entered into between Shanghai Pudong Development Bank Co. Ltd (Foshan Branch) and Fo Shan An Ying, portion of NOVA and Lingnan Tiandi Commercial Plaza under 222 Realty Title Certificates with a total gross floor area of 89,265.06 sq m is subject to a mortgage for a consideration of RMB413,000,000 in favour of Shanghai Pudong Development Bank Co. Ltd (Foshan Branch).
11. Portion of the property have been leased under various tenancies yielding a total current monthly rental of approximately RMB14,610,000 exclusive of management fee with the last expiry date on 30 June 2033, whilst the remaining portion of the property is vacant. Details are listed below as follows:

Portion	Use	Approximate Leased		Total Monthly Rental (RMB)
		Gross Floor Area (sq m)	Last Expiry Date	
Lingnan Xintiandi	Retail	50,149	31 October 2032	6,250,000
NOVA	Retail	66,291	30 June 2033	7,970,000
Lingnan Tiandi Commercial Plaza	Office	12,450	31 March 2030	390,000
Total:		<u>128,890</u>		<u>14,610,000</u>

12. As per your specific terms of instruction to provide the breakdown of market value of the property, the aggregate market values as at the date of valuation are listed below:

Portion	Gross Floor Area	Market Value as at 30 April 2025
Lingnan Xintiandi	55,325 sq m for retail	RMB1,824,700,000
NOVA	73,045 sq m for retail and 491 basement car-parking spaces	RMB2,170,000,000
Lingnan Tiandi Commercial Plaza	16,220 sq m for office	<u>RMB210,200,000</u>
Total:		<u><u>RMB4,204,900,000</u></u>

13. As per your specific terms of instruction to provide the breakdown of market value of NOVA, the aggregate market values as at the date of valuation are listed below:

Portion of NOVA	Market Value as at 30 April 2025
Retail	RMB2,045,000,000
Car park	<u>RMB125,000,000</u>
Total:	<u><u>RMB2,170,000,000</u></u>

14. The key parameters adopted in our valuation by “Income Approach - Term and Reversion Method” are summarized as follows:

Lingnan Xintiandi and NOVA

	Rent	Yield
Term	As per the provided rent roll, the average unit rent on gross floor area basis ranged from RMB83 to RMB231 per sq m per month, exclusive of VAT.	The Term Yield is 4.75%.
Reversion	The average market unit rent on gross floor area basis ranged from RMB123 to RMB184 per sq m per month, exclusive of VAT.	The Reversionary Yield is 5.25%.

Lingnan Tiandi Commercial Plaza

	Rent	Yield
Term	As per the provided rent roll, the average unit rent on gross floor area basis is RMB32 per sq m per month, exclusive of VAT.	The Term Yield is 5.00%.
Reversion	The average market unit rent on gross floor area basis is RMB61 per sq m per month, exclusive of VAT.	The Reversionary Yield is 5.50%.

15. The comparable evidence adopted in our valuation by “Income Approach - Term and Reversion Method” are summarized as follows:

Office Yield Comparable Evidence

	Foshan Vanke Financial Center	Chancheng Lvdi Centre	Foshan Vanke Plaza
Development	Financial Center	Chancheng Lvdi Centre	Foshan Vanke Plaza
District	Chancheng District	Chancheng District	Chancheng District
Unit Price (RMB per sq m)	12,500.00	13,500.00	14,000.00
Unit Rent (RMB per sq m)	60	55	55
Gross Yield	5.8%	4.9%	4.7%

Retail Yield Comparable Evidence

	Mei Gui Yuan	Pujun Xincheng	Keyi Xinshili
Development	Mei Gui Yuan	Pujun Xincheng	Keyi Xinshili
District	Chancheng District	Chancheng District	Chancheng District
Unit Price (RMB per sq m)	27,400.00	49,600.00	27,900.00
Unit Rent (RMB per sq m)	126	230	123
Gross Yield	5.5%	5.6%	5.3%

Office Rental Comparable Evidence

	Chancheng Lvdi Centre	Foshan Vanke Financial Center	Foshan Vanke Plaza
Development	Chancheng Lvdi Centre	Foshan Vanke Financial Center	Foshan Vanke Plaza
District	Chancheng District	Chancheng District	Chancheng District
Floor Level	15	13	10
Gross Floor Area (sq m)	199.20	212.00	392.00
Monthly Rental (RMB)	11,000	12,700	21,600
Date	May 2025	May 2025	May 2025
Transaction or Asking	Asking	Asking	Asking
Unit Rent (RMB per sq m)	55	60	55

Retail Rental Comparable Evidence

Development	Liangyuan Road	Baihua Plaza	Shunlian Baihua Zonghui
District	Chancheng District	Chancheng District	Chancheng District
Floor Level	1	1	1
Gross Floor Area (sq m)	75.00	50.00	60.00
Monthly Rental (RMB)	30,000	18,000	20,800
Date	May 2025	May 2025	May 2025
Transaction or Asking	Asking	Asking	Asking
Unit Rent (RMB per sq m)	400	360	347

For retail portions, the unit rentals for Level 1 of the selected comparables range from RMB347 to RMB400. We have considered the differences between the selected comparables and the property in terms of location, size, level, building age, quality and time by making upward or downward adjustments. Therefore, the adopted average market unit rent for the whole of Lingnan Xintiandi and NOVA ranges from RMB123 to RMB184.

16. Our valuation is on a 100 percent interest of the property. We have also assumed that the property has proper legal title and is freely transferrable to local and overseas purchasers without any outstanding premiums and/or associated payments.