CONSULTING & APPRAISAL
亚太評估

Asia-Pacific Consulting and Appraisal Limited
Flat/Rm A, 12/F
Kiu Fu Commercial Building
300 Lockhart Road
Wan Chai
Hong Kong

25 November 2025

The Board of Directors

Anhui Jinyan Kaolin New Materials Co., Ltd.
50 meters north of Shuoli Town
Duji District,
Huaibei City
Anhui Province,
The PRC

Dear Sirs,

INSTRUCTIONS, PURPOSE AND DATE OF VALUATION

In accordance with your instructions to value selected the property interests held by Anhui Jinyan Kaolin New Materials Co., Ltd. (the "**Company**") in the People's Republic of China (the "**PRC**"). We confirm that we have carried out inspections, made relevant enquiries and searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion on the market values of the property interests as at 30 September 2025 (the "**Valuation Date**").

The selected property interests form part of the Company's non-property activities that has a carrying amount of 15% or more of the Company's total assets and therefore the valuation report of this property interests is required to be included in this prospectus.

BASIS OF VALUATION

Our valuation was carried out on a market value basis. Market value is defined as "the estimated amount for which an asset or liability should exchange on the Valuation Date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion".

METHODS OF VALUATION

Due to the nature of the buildings and structures of the properties and the particular location in which they are situated, there are unlikely to be relevant market comparable sales readily available, the buildings and structures of the properties have been valued by the cost approach with reference to their depreciated replacement costs.

Depreciated replacement cost is defined as "the current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimization." It is based on an estimate of the market value for the existing use of the land, plus the current cost of replacement of the improvements, less deduction for physical deterioration and all relevant forms of obsolescence and optimization. In arriving at the value of the land portion, reference has been made to the sales evidence as available in the locality. The depreciated replacement cost of the property interest is subject to adequate potential profitability of the concerned business. In our valuation, it applies to the whole of the complex or development as a unique interest, and no piecemeal transaction of the complex or development is assumed.

VALUATION ASSUMPTIONS

Our valuation has been made on the assumption that the seller sells the property interests in the 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 charge, mortgage or amount owing on any of the property interests valued nor for any expense or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the properties are free from encumbrances, restrictions and outgoings of an onerous nature, which could affect their values.

VALUATION STANDARDS

In valuing the property interests, we have complied with all requirements contained 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 — Professional Standards published by the Royal Institution of Chartered Surveyors; the HKIS Valuation Standards published by the Hong Kong Institute of Surveyors, and the International Valuation Standards issued by the International Valuation Standards Council.

SOURCE OF INFORMATION

We have relied to a very considerable extent on the information given by the Company and have accepted advice given to us on such matters as tenure, planning approvals, statutory notices, easements, particulars of occupancy, lettings, and all other relevant matters.

We have had no reason to doubt the truth and accuracy of the information provided to us by the Company. We have also sought confirmation from the Company that no material factors have been omitted from the information supplied. We consider that we have been provided with sufficient information to arrive an informed view, and we have no reason to suspect that any material information has been withheld.

DOCUMENT AND TITLE INVESTIGATION

We have been shown copies of various title documents including Real Estate Title Certificate and other official permits relating to the property interests and have made relevant enquiries. Where possible, we have examined the original documents to verify the existing title to the property interests in the PRC and any material encumbrance that might be attached to the property interests or any tenancy amendment. We have relied considerably on the advice given by the Company's PRC legal adviser — Anhui Tianhe Law Firm, concerning the validity of the property interests in the PRC.

AREA MEASUREMENT AND INSPECTION

We have not carried out detailed measurements to verify the correctness of the areas in respect of the properties but have assumed that the areas shown on the title documents and official site plans handed to us are correct. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations. No on-site measurement has been taken.

We have inspected the exterior and, where possible, the interior of the properties. However, we have not carried out investigation to determine the suitability of the ground conditions and services for any development thereon. Our valuation has been prepared on the assumption that these aspects are satisfactory and that no unexpected cost and delay will be incurred during construction. Moreover, no structural survey has been made, but in the course of our inspection, we did not note any serious defect. We are not, however, able to report whether the properties are free of rot, infestation or any other structural defect. No tests were carried out on any of the services.

The site inspection was carried out in October 2024 by Mr. David Cheng who is a member of Royal Institution of Chartered Surveyor and has over 20 years' experience in property valuation in the PRC, and Mr. Eric Wu who has 4 years' experience in property valuation in the PRC.

CURRENCY

All monetary figures stated in this report are in Renminbi (RMB).

Our summary of values and valuation certificates are attached below for your attention.

Yours faithfully,
for and on behalf of
Asia-Pacific Consulting and Appraisal Limited

David G. D. Cheng
MRICS
Executive Director

Note: David G. D. Cheng is a Chartered Surveyor who has over 20 years' experience in the valuation of assets in the Greater China Region, the Asia-Pacific region, the United States and Canada.

SUMMARY OF VALUES

Property interests held and occupied by the Company in the PRC

No.	Property	Market value in existing state as at the Valuation Date
		RMB
1.	A parcel of land, 4 buildings and various structures located in No. 26 Longyan Road, Duji District, Huaibei City, Anhui Province, The PRC	22,469,000
2.	3 parcels of land, 54 buildings and various structures located in Shuobei Road, Duji District, Huaibei City, Anhui Province, The PRC	246,936,000
3.	2 parcels of land, 7 buildings and various structures located in Poli Village Shuoli Town, Duji District, Huaibei City, Anhui Province, The PRC	8,867,000
	Total:	278,272,000

VALUATION CERTIFICATE

Property interests held and occupied by the Company in the PRC

No.	Property	Description and tenure	Particulars of occupancy	Market value in existing state as at the Valuation Date
				RMB
1.	A parcel of land, 4 buildings and various structures located in No. 26 Longyan Road, Duji District, Huaibei City, Anhui Province, The PRC	The property comprises a parcel of land with a site area of approximately 38,548.00 sq.m. and 4 buildings and various ancillary structures erected thereon which were completed in various stages between 2014 and 2019. The 4 buildings have a total gross floor area of approximately 9,995.20 sq.m., include 2 workshops and 2 industrial buildings. The structures mainly include roads and boundary walls. The land use rights of the property have been capital contribution in kind for a term expiring on 25 July 2066 for industry use.	The property is currently occupied by the Company for production and ancillary purposes.	22,469,000

Notes:

1. Pursuant to 4 Real Estate Title Certificates — Wan (2022) Huai Bei Shi Bu Dong Chan Quan Di Nos. 0014330, 0014336, 0014338 and 0014344, the land use rights of a parcel of land with a site area of approximately 38,548.00 sq.m. have been capital contribution in kind for a term expiring on 25 July 2066 for industry use, and 4 buildings with a total gross floor area of approximately 9,995.20 sq.m. are owned by the Company. The details are set out as follows:

No.	Certificate No.	Usage	Gross Floor Area
			(sq.m.)
1	No. 0014330	Milling workshop	3,182.40
2	No. 0014336	Powder plant greenhouse	1,947.00
3	No. 0014338	Precision casting sand workshop	4,655.55
4	No. 0014344	Air compressor room	210.25
	Total		**9,995.20**

2. We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:

   a. The company has legally acquired and lawfully owns the property ownership certificates. The ownership of the real estate is clear, with no property disputes or potential disputes, and it is not subject to pledges, seizures, freezes, or any other restrictions on ownership. The company has the right to transfer, lease, mortgage, or dispose of the property in any other legal manner.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Market value in existing state as at the Valuation Date
				RMB
2.	3 parcels of land, 54 buildings and various structures located in Shuobei Road, Duji District, Huaibei City, Anhui Province, The PRC	The property comprises 3 parcels of land with a total site area of approximately 426,056.84 sq.m. and 54 buildings and various ancillary structures erected thereon which were completed in various stages between 1969 and 2024. The 54 buildings have a total gross floor area of approximately 72,509.37 sq.m., mainly include office buildings, workshops, industrial buildings and ancillary buildings. The structures mainly include roads, water pools, drainage ditches, transport tunnels, coal bins and boundary walls. The land use rights of the property have been capital contribution in kind for a term expiring on 16 January 2056 for industry use.	The property is currently occupied by the Company for production and ancillary purposes.	246,936,000

Notes:

1. Pursuant to 54 Real Estate Title Certificates, the land use rights of 3 parcels of land with a total site area of approximately 426,056.84 sq.m. have been capital contribution in kind for a term expiring on 16 January 2056 for industry use, and 54 buildings with a total gross floor area of approximately 72,803.72 sq.m. are owned by the Company. The details are set out as follows:

No.	Certificate No.	Usage	Gross Floor Area
			(sq.m.)
1	No. 0019331	Main Workshop	803.72
2	No. 0019328	Warehouse 2#	1,306.65
3	No. 0019329	Warehouse 3#	229.17
4	No. 0019322	Warehouse 8#	207.16
5	No. 0019321	Production Crushing Workshop	1,310.21
6	No. 0019330	Warehouse 6#	120.47
7	No. 0019325	Equipment Warehouse	1,203.30
8	No. 0019324	Supply Warehouse 2#	680.00
9	No. 0019323	Supply Warehouse 5#	63.54
10	No. 0019320	Warehouse 1#	259.49
11	No. 0010853	Dry Grinding Workshop	1,122.65
12	No. 0010846	Sorting Workshop	904.92
13	No. 0010858	Supply Warehouse 1#	1,645.98
14	No. 0010869	Calcining Workshop	1,279.17
15	No. 0010857	Rotary Kiln Head Control Room	821.89
16	No. 0019327	Supply Warehouse 7#	162.19
17	No. 0019326	Integrated Office Building	590.75
18	No. 0010875	Weighbridge Room	15.01

No.	Certificate No.	Usage	Gross Floor Area
			(sq.m.)
19	No. 0010870	Winch Room	35.44
20	No. 0010855	Market Department Sales Office	71.16
21	No. 0019303	Substation	382.04
22	No. 0019306	Air Compressor Room	557.10
23	No. 0010860	Auxiliary Shaft Headframe Room	365.86
24	No. 0019309	Mine Lamp Room	797.48
25	No. 0019308	Mine Office Building	3,210.21
26	No. 0019311	Mining and Excavation Office Building	2,488.58
27	No. 0019305	Mechanical and Electrical Office Building	666.16
28	No. 0019317	Electrical Equipment Warehouse	1,280.17
29	No. 0019332	Integrated Mining Equipment Warehouse	1,239.29
30	No. 0021902	Supply Department Warehouse	326.46
31	No. 0021901	Supply Department Warehouse	1,331.71
32	No. 0019304	Integrated Mining Equipment Warehouse	1,205.66
33	No. 0010832	Main Shaft Winch Room	429.08
34	No. 0019307	Auxiliary Shaft Winch Room	335.96
35	No. 0019312	Boiler Room	1,816.43
36	No. 0019310	Welfare Building	1,842.30
37	No. 0019314	Mine Canteen Processing Area	567.86
38	No. 0019315	Mine Canteen New Dining Hall	1,204.60
39	No. 0019319	Mine Excavation Bathhouse	3,901.29
40	No. 0019318	Mine Guest Bathhouse	788.27
41	No. 0019313	Mine Guesthouse	2,389.61
42	No. 0019316	Guesthouse Restaurant	198.88
43	No. 0006602	Packaging and Storage Workshop	10,788.26
44	No. 0006617	Sand Making Workshop and Dry Grinding and Powder Production Workshop	2,775.77
45	No. 0006604	Pump House	305.60
46	No. 0006610	Central Control Room and Power Distribution Room	1,336.50
47	No. 0006607	Air Compressor Room	306.56
48	No. 0006612	Fine Crushing and Drying Workshop	1,763.83
49	No. 0006628	Large Material Homogenization Silo	1,336.50
50	No. 0006613	Coarse Crushing Workshop and Small Material Homogenization Silo	3,556.87
51	No. 0006630	High-end Synthetic Ceramic Fiber Plant	2,499.72
52	No. 0006932	Raw Material Shed	1,080.00
53	No. 0006935	Raw Material Warehouse	5,126.54
54	No. 0006933	35KV Substation	1,475.35
	Total		**72,509.37**

2. We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:

   a. The company has legally acquired and lawfully owns the property ownership certificates. The ownership of the real estate is clear, with no property disputes or potential disputes, and it is not subject to pledges, seizures, freezes, or any other restrictions on ownership. The company has the right to transfer, lease, mortgage, or dispose of the property in any other legal manner.

VALUATION CERTIFICATE

No.	Property	Description and tenure	Particulars of occupancy	Market value in existing state as at the Valuation Date
				RMB
3.	2 parcels of land, 7 buildings and various structures located in Poli Village Shuoli Town, Duji District, Huaibei City, Anhui Province, The PRC	The property comprises 2 parcels of land with a total site area of approximately 30,789.31 sq.m. and 7 buildings and various ancillary structures erected thereon which were completed in various stages between 1971 and 2013. The 7 buildings have a total gross floor area of approximately 1,025.02 sq.m., mainly include industrial buildings and ancillary buildings. The structures mainly include roads, well, drainage ditches and boundary walls. The land use rights of the property have been capital contribution in kind for a term expiring on 16 January 2056 for industry use.	The property is currently occupied by the Company for production and ancillary purposes.	8,867,000

Notes:

1. Pursuant to 7 Real Estate Title Certificates — Wan (2022) Huai Bei Shi Bu Dong Chan Quan Di Nos. 0021893, 0021894, 0021895, 0021896, 0021897, 0021898 and 0021899, the land use rights of 2 parcels of land with a total site area of approximately 30,789.31 sq.m. have been capital contribution in kind for a term expiring on 16 January 2056 for industry use, and 7 buildings with a total gross floor area of approximately 1,025.02 sq.m. are owned by the Company. The details are set out as follows:

No.	Certificate No.	Usage	Gross Floor Area
			(sq.m.)
1	No. 0021893	Fan Room	77.90
2	No. 0021894	Grouting Room	22.07
3	No. 0021895	Substation	136.41
4	No. 0021896	Exhaust Fan Room	216.82
5	No. 0021897	Pump Room	22.33
6	No. 0021898	Compressor Room	281.96
7	No. 0021899	Duty Room	267.53
	Total		**1,025.02**

2. We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:

   a. The company has legally acquired and lawfully owns the property ownership certificates. The ownership of the real estate is clear, with no property disputes or potential disputes, and it is not subject to pledges, seizures, freezes, or any other restrictions on ownership. The company has the right to transfer, lease, mortgage, or dispose of the property in any other legal manner.