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Jones Lang LaSalle Corporate Appraisal and Advisory Limited
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Company Licence No.: C-030171

31 August 2026

The Board of Directors
Continental Aerospace Technologies Holding Limited
Unit B, 15th Floor, United Centre,
95 Queensway,
Hong Kong

Dear Sirs,

Jones Lang LaSalle Corporate Appraisal and Advisory Limited ("**JLL**" or "**we**") are instructed by Continental Aerospace Technologies Holding Limited (the "**Company**") to provide an opinion of the market value of Office B on 15th Floor, United Centre, No. 95 Queensway, Hong Kong (the "**Property**") held by the Company (together with its subsidiaries, the "**Group**"). In accordance with your instructions, 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 value of the property interest as at 5 June 2026 (the "**Valuation Date**") for disclosure purpose.

Our valuation is 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".

The valuation presented in this report represents the 100% interest of the property and not the shareholdings of the company holding the property interest thereof.

We have valued the property interest by the comparison approach in our valuation by making reference to comparable sale comparables in the market in assessment of the market value of the property interest. This approach rests on the wide acceptance of the market transactions as the best indicator and pre-supposes that evidence of relevant transactions in the market place can be extrapolated to similar properties, subject to allowances for variable factors.

Our valuation has been made on the assumption that the seller sells the property interest 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 value of the property interest.

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No allowance has been made in our report for any charge, mortgage or amount owing on any of the property interest valued nor for any expense or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the property is free from encumbrances, restrictions and outgoings of an onerous nature, which could affect its value.

This valuation has been prepared in accordance with the requirements set out in Chapter 5 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "Listing Rules") published by The Stock Exchange of Hong Kong Limited; Rule 11 of The Code on Takeovers and Mergers (the "Takeovers Code") published by the Securities and Futures Commission; the RICS Valuation – Global 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 published by the International Valuation Standards Council.

We certify that we are an independent qualified valuer, as referred to Rule 5.08 of the Listing Rules and Rule 11 of the Takeovers Code.

In compliance with Rule 11.3 of the Takeovers Code and as advised by the Group, the potential tax liability which may arise from the disposal of the property interest includes stamp duty at 4.25% on the transaction amount and the likelihood of the relevant tax liability being crystallized is high as the Property will be disposed of in due course. We are also advised by the Group that the Company is not subject to any profit tax for capital gain from disposal of the property interest.

We have relied to a very considerable extent on the information given by the Group 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 not been provided with copies of the title documents relating to the property and have caused searches to be made at the Hong Kong Land Registry. However, we have not searched the original documents to verify ownership or to ascertain any amendments.

We have no reason to doubt the truth and accuracy of the information provided to us by the Group. We have also been advised by the Group that no material factors have been omitted from the information supplied. We considered 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.

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We have not carried out detailed measurements to verify the correctness of the area in respect of the property but have assumed that the areas shown on the documents and official site plans handed to us are correct. All documents 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 property. 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. Moreover, 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 whether the property is free of rot, infestation or any other structural defects. No tests were carried out on any of the services.

The internal inspection was carried out on 16 June 2026 by Ms. Eva Ma, Senior Manager. Ms. Ma is a Chartered Surveyor and has 7 years' experience in the valuation of properties in Hong Kong and the PRC. As per our inspection, the property was fully furnished and maintained in reasonable condition commensurate with its age and use.

Climate change, sustainability, resilience, and ESG are increasingly influencing investment approaches in real estate, with properties failing to meet sustainability expectations potentially facing higher investment risks. While ESG initiatives are often subjective and intangible, our research indicates that there is currently no direct evidence of ESG factors being reflected in specific investment behaviors or pricing considerations for similar assets, although ESG criteria are becoming more prevalent in investment mandates. There are a lack of tangible pricing adjustments for ESG factors in the market, and we have not carried out a full investigation on the ESG characteristics of the property.

Unless otherwise stated, all monetary figures stated in this report are in Hong Kong Dollar (HKD).

Our valuation certificate is attached below for your attention.

Yours faithfully,
For and on behalf of
Jones Lang LaSalle Corporate Appraisal and Advisory Limited

Eddie T. W. Yiu
MRICS MHKIS R.P.S. (GP)
Senior Director

Notes: Eddie T. W. Yiu is a Chartered Surveyor who has 32 years' experience in the valuation of properties in Hong Kong and the PRC as well as relevant experience in the Asia-Pacific region.

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VALUATION CERTIFICATE

Property Interest held for self-occupation by the Group in Hong Kong

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at the Valuation Date *HKD*
Office B on 15th Floor, United Centre, No. 95 Queensway, Hong Kong 427/74554 equal and undivided shares of and in Inland Lot No. 8469 ("the Lot")	The property comprises an office unit on 15th Floor of United Centre ("the Building") located at the northern side of Queensway and near its junction with Rodney Street to its east, in the Admiralty area of Central District. The Building is a 29-storey office tower erected over an 8-storey podium completed in 1981 (Occupation Permit No. H43/81). Vertical movement is facilitated by 15 passenger lifts, 1 cargo lift, and 3 common staircases. As stated on the approved building plans, floor-to-floor height of the property is about 11.5 feet (3.5 metres). As measured from the approved building plans, the saleable area of the property is about 3,834 sq.ft.. The Lot is held under Condition of Sale No. UB11233 for a term of 75 years commencing from 4 August 1978 renewable for 75 years. The Government rent payable for the Lot is HKD1,000 per annum.	The property was self-occupied for office use as at the Valuation Date.	69,300,000

Notes:

1. The registered owner of the property is Continental Aerospace Technologies Holding Limited.

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2. Pursuant to our land search record, the property is subject to the following exhaustive list of encumbrances:

   a. Certificate of Compliance from Director of Public Works dated 16 April 1981 vide Memorial No. UB2061175;

   b. Certificate of Compliance from Registrar General dated 16 April 1981 vide Memorial No. UB2061176

   c. Deed of Grant of Right of Way dated 28 April 1981 vide Memorial No. UB2078465; and

   d. Deed of Mutual Covenant Letter with Layout Plan in favor of HKD Estate Agents Limited dated 20 August 1974 vide Memorial No. TW115698.

3. The property is zoned under the draft Central District Outline Zoning Plan No. S/H4/17 approved on 24 May 2019 for "Commercial" purpose.

4. In arriving at our opinion of the value of the property, we have identified and analyzed various relevant sales evidences of office properties within the locality which have the similar characteristics as the property, and selected 3 comparable properties. The unit price of these comparables ranges from HKD17,713 to HKD18,560 per sq.ft., appropriate adjustments and analysis are considered to the differences in several aspects including time, location, building age, size, floor, view and other characters between the comparables and the property to arrive at the market value. The general basis of adjustment is that if the comparable property is superior to the property, a downward adjustment is made. Alternatively, if the comparable property is inferior or less desirable than the property, an upward adjustment is made. Details of the comparable properties are set out below:

Comparable	**A**	**B**	**C**
Address	Unit 2, 5/F, Block 2, Admiralty Center, 18 Harcourt Road	Unit 7, 26/F, Block 1, Admiralty Center, 18 Harcourt Road	Unit 1, 5/F, Block 2, Lippo Center, 89 Queensway
Transaction Date	3 March 2026	30 March 2026	19 March 2026
Usage	Office	Office	Office
Year of Completion	1980	1980	1987
Saleable Area (sq.ft.)	621	625	710
Floor	5	26	5
View	City View	Partial Seaview	City View
Unit Rate (HKD per sq.ft.)	17,713	18,560	18,451
Adjustment Factors			
Time	Upward adjustment	Upward adjustment	Upward adjustment
Location	No adjustment	No adjustment	No adjustment
Building age	Upward adjustment	Upward adjustment	Downward adjustment
Size	Downward adjustment	Downward adjustment	Downward adjustment
Floor	Upward adjustment	Downward adjustment	Upward adjustment
View	Upward adjustment	No adjustment	Upward adjustment
Total adjustment	+5.9%	−10.8%	+2.6%
Adjusted unit rate (HKD per sq.ft.)	18,758	16,556	18,931

5. Based on the analysis of the comparables, the adjusted average unit rate is HKD18,082 per sq.ft. as the market value per sq.ft. for the subject property.