

## Valuation Report

ESR Group Limited

Portfolio Valuation

Valuation as at 28 February 2025

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The Board of Directors

ESR Group Limited  
c/o Walkers Corporate Limited  
190 Elgin Avenue  
George Town  
Grand Cayman KY1-9008  
Cayman Islands

22 May 2025

Dear Sirs,

#### **Instructions, Purpose & Valuation Date**

In accordance with the instruction of ESR Group Limited (the “**Company**”) for Cushman & Wakefield Limited (“**C&W**”) to value certain properties (as more particularly described in the attached valuation report, individually the “**Property**” or collectively the “**Properties**”) held by the Company and/or its subsidiaries (together referred to as the “**Group**”), in the People’s Republic of China (the “**PRC**”), Hong Kong and Japan, we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we considered necessary for the purpose of providing you with our opinion of the values of the Properties as at 28 February 2025 (the “**Valuation Date**”).

#### **Valuation Basis**

Our valuation of each of the Properties represents its market value which in accordance with the HKIS Valuation Standards 2024 published by the Hong Kong Institute of Surveyors (the “**HKIS**”) 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".

In valuing the Properties, we have complied with the requirements set out in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the "**Listing Rules**"), Rule 11 of the Code on Takeovers and Mergers issued by the Securities and Futures Commission and The HKIS Valuation Standards 2024 published by The Hong Kong Institute of Surveyors.

Our valuation of each of the Properties is on an entirety interest basis.

### Valuation Assumptions

Our valuation of each of the Properties excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangement, 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 the course of our valuation of each of the Properties in the PRC, we have relied on the information and advice given by the Group and the Company's PRC legal adviser (the "**PRC Legal Adviser**"), KINGLAND PARTNERS (北京元朴律師事務所), regarding the titles to the Properties in the PRC and the interests of the Group in the Properties in the PRC. Unless otherwise stated in the legal opinion, in valuing the Properties, we have prepared our valuations on the basis that the owners have enforceable titles to the Properties and have free and uninterrupted rights to use, occupy or assign the Properties for the whole of the respective unexpired land use term as granted and that any premium payable has already been fully paid.

The status of titles and grant of major certificates, approvals and licences, in accordance with the information provided by the Company are set out in the notes of the valuation report. We have assumed that all consents approvals, and licences from relevant government authorities for the developments have been obtained without onerous conditions or delays. We have also assumed that the design and construction of the Properties are in compliance with the local planning regulations and have been approved by the relevant authorities.

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

## **Valuation Methods**

In forming our opinion of the market value of Groups I, III and IV which are properties held for investment in the PRC, Hong Kong and Japan respectively, we have used Investment Method by capitalising the rental incomes derived from the existing tenancies, if any, with due provision for reversionary potential each constituent portion of these properties at appropriate capitalisation rates. As these properties generate rental income from letting arrangements and such rental comparables are most readily available, we consider Investment Method to be the best method to value these properties, which is also commonly used in valuing properties for investment.

When using Investment Method, we have mainly made reference to lettings within these properties as well as other relevant comparable rental evidence of properties of similar use type subject to appropriate adjustments including but not limited to location, accessibility, age, quality, size, time and other relevant factors. The capitalisation rates adopted in our valuations are based on our analyses of the yields of properties of similar use type after due adjustments. Such capitalisation rates are estimated with reference to the yields generally expected by the market for comparable properties of similar use type, which implicitly reflect the type and quality of these properties, the expectation of the potential future rental growth, capital appreciation and relevant risk factors. The capitalisation rates adopted are reasonable and in line with the market norm having regard to the analysed yields of transactions of the relevant use type.

In forming our opinions of the market value of Groups II and V which are properties held for development in the PRC and Japan respectively, we have used Market Comparison Method assuming sale of each of these properties in its existing state by making reference to comparable sales transactions as available in the relevant market subject to suitable adjustments. Market Comparison Method is the best method for property valuation in theory because it is a market method showing what price levels that the buyers really paid for the properties in the market. Given that there is sufficient relevant evidence to show the price levels that buyers are willing to pay for similar properties in the market and transactions about such comparables are generally available, we have therefore adopted Market Comparison Method which is also in line with the market practice.

## **Source of Information**

In the course of our valuations, we have relied to a very considerable extent on the information given by the Group and have accepted advice on such matters as planning approvals or statutory notices, easements, tenure, identification of the land and building, particulars of occupancy, tenancy details, completion date, site and floor areas, number of parking spaces, interest attributable to the Group and all other relevant matters.

Dimensions, measurements and areas included in the valuation report are based on the information provided to us and are therefore only approximations. We have had no reason to doubt the truth and accuracy of the information provided to us by the Group which is material to the valuations. We were also advised by the Group that no material facts have been omitted from the information provided to us. We consider that we have been provided with sufficient information to reach an informed view and we have no reason to suspect that any material information has been withheld.

We would point out that the copies of documents provided to us are mainly compiled in Chinese and Japanese characters regarding those properties in the PRC and Japan respectively, and the transliteration into English represents our understanding of the contents. We would therefore advise the Company to make reference to the original Chinese and Japanese editions of the documents and consult your legal advisers regarding the legality and interpretation of these documents.

## **Title Investigation**

We have caused searches to be made at the Land Registry/Land Register relating to those properties in Hong Kong and Japan respectively. We have been provided by the Company with extracts of documents in relation to the current titles to those properties in the PRC, but no searches have been made. We are also unable to ascertain the title of the Properties and we have therefore relied on the advice given by the Company or the Company's PRC Legal Adviser regarding the interests of the Group in each of the Properties in the PRC. In the course of our valuation, we have relied to a considerable extent on the information given by the Company and the PRC Legal Adviser in respect of the title to the Properties in the PRC.

However, we have not searched the original documents to verify ownership or to ascertain any amendments. All documents have been used for reference only and all dimensions, measurements and areas are approximate.

## **Site Inspection**

Our valuer, Kris Wu (Associate Director, CIREA, 15 years of experience in property valuation) of our Tianjin Office inspected the exterior, and where possible, the interior of Properties Nos. 1, 2 and 3 on 22 November 2024. Lucy Yu (Senior Manager, CIREA, 10 years of experience in property valuation) of our Dalian Office inspected the exterior, and where possible, the interior of Property No. 4 on 20 November 2024. Lily Li (Valuer, 2 years of experience in property valuation) of our Shanghai Office inspected the exterior, and where possible, the interior of Property Nos. 5 and 6 on 27 and 30 December 2024, respectively and Property No. 12 on 14 March 2025. Bowen Huang (Valuer, 1 year of experience of property valuation of our Shanghai Office inspected the exterior, and where possible, the interior of Property No. 11 on 25 February 2025 and Nos. 7 to 10 on 26 February 2025. Terrence Lai (Manager, MHKIS, 8 years of experience in property valuation) inspected the exterior, and where possible, the interior of Property No. 12 on 14 March 2025 and Property Nos. 13 and 14 on 28 April 2025. The site inspections were conducted in between November 2024 and March 2025. No structural survey has been made, but in the course of our inspection, we did not note any serious defects. We are, however, not able to report that the Properties are free of rot, infestation or any other structural defects. No tests were carried out to any of the services.

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

## **Currency and Exchange Rate**

Unless otherwise stated, all monetary amounts stated in our valuations are in Renminbi (“RMB”), Hong Kong Dollars (“HKD”) and Japanese Yen (“JPY”) which are the official currencies of the PRC, Hong Kong and Japan respectively.

## **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

#### *Hong Kong properties*

- Profits tax at 8.25% on assessable profits up to HKD2,000,000; and 16.5% on any part of assessable profits over HKD2,000,000 (minus any profit which is capital in nature)
- Stamp duty at a minimum of HKD100, progressive rates from 1.5% to 4.25%

#### *Japan properties*

- Corporate tax at 15% on the portion of annual income up to JPY8 million and 23.2% on the portion over JPY8 million for corporations with capital of JPY100 million or less; and 23.2% for corporations with capital over JPY100 million
- Prefectural resident tax at approximately 1.0% to 2.0% of corporate tax amount
- Municipal resident tax at approximately 6.0% to 12.3% of corporate tax amount
- Enterprise tax at 3.5% on the portion of annual income up to JPY4 million; 5.3% on the portion of annual income over JPY4 million and up to JPY8 million; and 7.0% on the portion of annual income over JPY8 million
- Local corporate tax at 10.3% of corporate tax amount
- Stamp duty at a minimum of JPY200, progressive amount up to a maximum of JPY480,000
- Consumption tax at 10% on the building portion of the property

As advised by the Group, the likelihood of the relevant tax liabilities being crystallised is remote as the Group has no plans for the disposal of such properties yet.

**Other Disclosure**

We hereby confirm that C&W and the valuers conducting the valuations have no pecuniary or other interests that could conflict with the proper valuation of the Properties or could reasonably be regarded as being capable of affecting our ability to give an unbiased opinion. We confirm that we are an independent qualified valuer, as referred to Rule 5.08 of the Listing Rules.

We attach herewith a summary of valuations and the valuation report for your attention.

Yours faithfully,  
For and on behalf of  
**Cushman & Wakefield Limited**



**Grace Lam**  
*MHKIS, MRICS, R.P.S. (GP)*  
*Senior Director*  
*Valuation & Advisory Services, Greater China*

*Note:* Ms. Grace Lam is a Member of the Royal Institution of Chartered Surveyors, a Member of the Hong Kong Institute of Surveyors and a Registered Professional Surveyor (General Practice). Ms. Lam has over 30 years of experience in the professional property valuation and advisory services in the Greater China region and various overseas countries. Ms. Lam has sufficient current national knowledge of the market, and the skills and understanding to undertake the valuations competently.

## Summary of Valuations

### Group I — Completed properties held by the Group for investment in the PRC

Property	Market Value in existing state as at 28 February 2025 (RMB)	Interest attributable to the Group (%)	Market Value in existing state as at 28 February 2025 attributable to the Group (RMB)
1. Langfang Yizhi Hengjia Park (廊坊易智衡嘉產業園)	420,000,000	100	420,000,000
2. Langfang Yisi Keji Park (廊坊益司科技產業園)	362,000,000	100	362,000,000
3. Langfang Weidu Logistics Park (廊坊唯度物流園)	418,000,000	100	418,000,000
4. Changchun Daling Park (長春大嶺物流園)	302,000,000	100	302,000,000
5. ESR Xuzhou Xiexin Logistics Park (協鑫徐州智慧綠色雲倉)	140,000,000	90	126,000,000
6. ESR Haining Intelligent Manufacturing Industrial Park (易商海甯智能製造產業 園)	385,000,000	100	385,000,000
7. TCL Huizhou Electronics Information Industrial Park (Phase I) (TCL惠州電子信息產業基地(一期))	238,000,000	54	128,520,000
8. TCL Huizhou Electronics Information Industrial Park (Phase III) (TCL惠州電 子資訊產業基地(三期))	473,000,000	54	255,420,000
9. TSI Keshi Huishang Logistics Park (TSI科實匯商物流園區)	553,000,000	60	331,800,000
<b>Group I Sub-Total:</b>	<b>3,291,000,000</b>		<b>2,728,740,000</b>

**Group II — Properties held by the Group for development in the PRC**

Property	Market Value in existing state as at 28 February 2025 (RMB)	Interest attributable to the Group (%)	Market Value in existing state as at
			28 February 2025 attributable to the Group (RMB)
10. A piece of industrial land in Huicheng District (惠城區LG01-01-01工業地塊)	56,000,000	54	30,240,000
11. A piece of industrial land (E-01-04) in Qingpu District (青浦區E-01-04工業地塊)	151,000,000	54	81,540,000
<b>Group II Sub-Total:</b>	<b>207,000,000</b>		<b>111,780,000</b>
<b>Grand Total of Groups I and II:</b>	<b>3,498,000,000</b>		<b>2,840,520,000</b>

**Group III — Completed property held by the Group for investment in Hong Kong**

Property	Market Value in existing state as at 28 February 2025 (HKD)	Interest attributable to the Group (%)	Market Value in existing state as at
			28 February 2025 attributable to the Group (HKD)
12. Nos. 11-19 Wing Yip Street, Kwai Chung, New Territories, Hong Kong (香港新界葵涌永業街11-19號)	2,050,000,000	100	2,050,000,000
<b>Group III Sub-Total:</b>	<b>2,050,000,000</b>		<b>2,050,000,000</b>

**Group IV — Completed property held by the Group for investment in Japan**

Property	Market Value in existing state as at 28 February 2025 (JPY)	Interest attributable to the Group (%)	Market Value in existing state as at
			28 February 2025 attributable to the Group (JPY)
13. ESR Yokohama Sachiura Distribution Centre 2A (ESR横濱幸浦物流中心2A)	46,000,000,000	100	46,000,000,000
<b>Group IV Sub-Total:</b>	<b>46,000,000,000</b>		<b>46,000,000,000</b>

**Group V — Property held by the Group for development in Japan**

Property	Market Value in existing state as at 28 February 2025 (JPY)	Interest attributable to the Group (%)	Market Value in existing state as at
			28 February 2025 attributable to the Group (JPY)
14. ESR Yokohama Sachiura Distribution Centre 2B (ESR横濱幸浦物流中心2B)	16,700,000,000	100	16,700,000,000
<b>Group V Sub-Total:</b>	<b>16,700,000,000</b>		<b>16,700,000,000</b>
<b>Grand Total of Groups IV and V:</b>	<b>62,700,000,000</b>		<b>62,700,000,000</b>

**Group I — Completed properties held by the Group for investment in the PRC**

**VALUATION REPORT**

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 28 February 2025
1. Langfang Yizhi Hengjia Park, No.437 Chunhe Road, Langfang Hi-tech Technology Industrial Development Zone, Anci District, Langfang, Hebei Province, the PRC (中國河北省廊坊市安次區廊坊高新技術產業開發區春和路437號廊坊易智衡嘉產業園)	Langfang Yizhi Hengjia Park, is a logistics and distribution warehouse. The Property is erected on a parcel of industrial site of 66,638.01 sq. m.  The Property was completed in 2021 with a total gross floor area of 81,949.85 sq. m.  Developments nearby are mainly industrial developments.  According to the Company, the Property is for warehouse use; there are neither environmental issues and litigation dispute; nor any plans to change the use of the Property.  The land use rights of the Property have been granted for a land use term due to expire on 28 March 2069 for industrial use.	As at the Valuation Date, the Property was vacant.	RMB420,000,000 (RENMINBI FOUR HUNDRED TWENTY MILLION)  (100% interest attributable to the Group: RMB420,000,000)

*Notes:*

- (1) According to Real Estate Ownership Certificate No. (2021)0035467 dated 13 September 2021, the land use rights of the Property have been vested in Langfang Yizhi Hengjia Technology Co., Ltd.\* (廊坊市易智衡嘉科技有限公司) (a wholly owned subsidiary of the Company), with the total site area of approximately 66,638.01 sq. m. for a land use term due to expire on 28 March 2069 for industrial use. The total gross floor area of the Property is 81,949.85 sq. m.
- (2) According to Business Licence No. 91131002MA0D6M386N issued by Langfang City Anci District Approval Bureau on 13 October 2021, Langfang Yizhi Hengjia Technology Co., Ltd.\* (廊坊市易智衡嘉科技有限公司) has been established as a limited liability company with a registered capital of RMB70,000,000 for a valid operation period from 2 February 2019 to 1 February 2049.
- (3) We have been provided with a legal opinion regarding the property interest prepared by the Company's PRC Legal Adviser, which contains, inter alia, the following:
  - a) Langfang Yizhi Hengjia Technology Co., Ltd.\* (廊坊市易智衡嘉科技有限公司) lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of (including but not limited to transferring, leasing, mortgaging) the land, or to deal with the land in any other lawful manner during the term of its land use rights.
  - b) With respect to the land use rights that have already been mortgaged, Langfang Yizhi Hengjia Technology Co., Ltd.\* (廊坊市易智衡嘉科技有限公司) still retains the right to occupy and use the land. Except for the mortgage, the land is currently not subject to any other encumbrances, liens, or other forms of third-party rights or restrictions.
  - c) Langfang Yizhi Hengjia Technology Co., Ltd.\* (廊坊市易智衡嘉科技有限公司) is the sole legitimate owner of these buildings and lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of the buildings (including but not limited to transferring, leasing, mortgaging), or to deal with the buildings in any other lawful manner.
  - d) With respect to the ownership of the buildings that have already been mortgaged, Langfang Yizhi Hengjia Technology Co., Ltd.\* (廊坊市易智衡嘉科技有限公司) still retains the right to occupy and use the buildings. Except for the mortgage, there are no other encumbrances, liens, or other forms of third-party rights or restrictions on the buildings.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Group and the opinion of the PRC Legal Adviser:

Real Estate Ownership Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Investment Method. We have taken into account rental comparables in the Langfang market. Comparable properties are selected based on the following criteria: (i) the transaction cases took place within 3 years or asking-price cases took place approximately within one month from the Valuation Date; (ii) comparable properties are located in Anci and Guangyang districts of Langfang; (iii) the use type of the comparable properties is similar to the Property. We have examined the current market and the rental comparables identified by us are considered exhaustive based on the above criteria. The details are listed as follows:

The monthly unit rents of the comparables range from RMB25 per sq.m. to RMB33 per sq.m., exclusive of value-added tax ("VAT") and building management fee.

Comparable	Comparable 1	Comparable 2	Comparable 3
Property	A logistics park located at Chenxing Road	A logistics park located at Xingyun Road	A logistics park located at Fengwu Road
District	Anci	Guangyang	Guangyang
Use	Warehouse	Warehouse	Warehouse
Area (sq.m.)	43,000	107,000	245,700
Unit Rent (RMB/sq.m./month)	25	31	33
Transaction Status	Asking	Transaction	Asking
<b>Comparison to the Property</b>			
Transaction Status	Downward adjustment	NA	Downward adjustment
Location	Inferior	Superior	Superior
Accessibility	Similar	Superior	Superior
Building Facilities	Similar	Similar	Superior
Floor	Similar	Inferior	Similar
Size	Superior	Inferior	Inferior
Building Quality	Inferior	Similar	Similar
Management	Inferior	Similar	Similar

For comparables with characteristics inferior to the Property, upward adjustment has been made, while those with characteristics superior to the Property, downward adjustment has been made. No adjustment is needed for characteristics similar to the Property.

The major adjustments are listed as follows:

Adjustment	Range
Transaction Status	-2%~0%
Location	-5%~2%
Accessibility	-5%~0%
Building Facilities	-5%~0%
Floor	0%~2%
Size	-2%~5%
Building Quality	0%~5%
Management	0%~2%

## VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 28 February 2025
2. Langfang Yisi Keji Park, No. 158 Jingming Road, Langfang Hi-tech Technology Industrial Development Zone, Anci District, Langfang, Hebei Province, the PRC (中國河北省廊坊市廊坊高新技術產業開發區景明路158號廊坊益司科技產業園)	<p>Langfang Yisi Keji Park is a logistics and distribution warehouse. The property is erected on a parcel of industrial site of 53,334.00 sq. m.</p> <p>The Property was completed in 2020 with a total gross floor area of approximately 72,455.50 sq. m.</p> <p>Developments nearby are mainly industrial developments.</p> <p>According to the Company, the Property is for warehouse use; there are neither environmental issues and litigation dispute; nor any plans to change the use of the Property.</p> <p>The land use rights of the Property have been granted for a land use term due to expire on 23 December 2063 for industrial use.</p>	<p>As at the Valuation Date, portions of the Property with a total leasable area of 601.55 sq. m. was leased to a tenant for warehouse use with expiry for a term due to expire in August 2025 at a total monthly rent of approximately RMB6,000, exclusive of value-added tax ("VAT") but inclusive of building management fees.</p> <p>The remainder of the Property was vacant.</p>	<p>RMB362,000,000 (RENMINBI THREE HUNDRED SIXTY-TWO MILLION) (100% interest attributable to the Group: RMB362,000,000)</p>

*Notes:*

- (1) According to Real Estate Ownership Certificate No. (2021)0036883 dated 8 October 2021, the land use rights of the Property have been vested in Langfang Yisi Technology Co., Ltd.\* (廊坊益司科技有限公司) (a wholly owned subsidiary of the Company), with the total site area of 53,334.00 sq. m. for a land use term due to expire on 23 December 2063 for industrial use. The total gross floor area of the Property is 72,455.50 sq. m.
- (2) According to Business Licence No. 91310117MA1J2AFT7T issued by Shanghai Municipal Bureau of Market Supervision on 19 December 2019, Langfang Yisi Technology Co., Ltd.\* (廊坊益司科技有限公司) has been established as a limited company with a registered capital of RMB130,000,000 for a valid operation period from 20 July 2017 to 19 July 2067.
- (3) We have been provided with a legal opinion regarding the property interest prepared by the Company's PRC Legal Adviser, which contains, inter alia, the following:
  - a) Langfang Yisi Technology Co., Ltd.\* (廊坊益司科技有限公司) lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of (including but not limited to transferring, leasing, mortgaging) the land, or to deal with the land in any other lawful manner during the term of its land use rights.
  - b) With respect to the land use rights that have already been mortgaged, Langfang Yisi Technology Co., Ltd.\* (廊坊益司科技有限公司) still retains the right to occupy and use the land. Except for the mortgage, the land is currently not subject to any other encumbrances, liens, or other forms of third-party rights or restrictions.
  - c) Langfang Yisi Technology Co., Ltd.\* (廊坊益司科技有限公司) is the sole legitimate owner of these buildings and lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of the buildings (including but not limited to transferring, leasing, mortgaging), or to deal with the buildings in any other lawful manner.
  - d) With respect to the ownership of the buildings that have already been mortgaged, Langfang Yisi Technology Co., Ltd.\* (廊坊益司科技有限公司) still retains the right to occupy and use the buildings. Except for the mortgage, there are no other encumbrances, liens, or other forms of third-party rights or restrictions on the buildings.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Company and the opinion of the PRC Legal Adviser:

Real Estate Ownership Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Investment Method. We have taken into account rental comparables in the Langfang market. Comparable properties are selected based on the following criteria: (i) the transaction cases took place within 3 years or asking-price cases took place approximately within one month from the Valuation Date; (ii) comparable properties are located in Anci and Guangyang districts of Langfang; (iii) the use type of the comparable properties is similar to the Property. We have examined the current market and the rental comparables identified by us are considered exhaustive based on the above criteria. The details are listed as follows:

The monthly unit rents of the comparables range from RMB25 per sq.m. to RMB33 per sq.m., exclusive of VAT and building management fee.

Comparable	Comparable 1	Comparable 2	Comparable 3
Property	A logistics park located at Chenxing Road	A logistics park located at Xingyun Road	A logistics park located at Fengwu Road
District	Anci	Guangyang	Guangyang
Use	Warehouse	Warehouse	Warehouse
Area (sq.m.)	43,000	107,000	245,700
Unit Rent (RMB/sq.m./month)	25	31	33
Transaction Status	Asking	Transaction	Asking

#### Comparison to the Property

Transaction Status	Downward adjustment	NA	Downward adjustment
Location	Inferior	Superior	Superior
Building Facilities	Similar	Similar	Superior
Floor	Similar	Inferior	Similar
Size	Similar	Inferior	Inferior
Building Quality	Inferior	Similar	Similar
Management	Inferior	Similar	Similar

For comparables with characteristics inferior to the Property, upward adjustment has been made, while those with characteristics superior to the Property, downward adjustment has been made. No adjustment is needed for characteristics to the Property.

The major adjustments are listed as follows:

Adjustment	Range
Transaction Status	-2%~0%
Location	-5%~2%
Building Facilities	-2%~0%
Floor	0%~2%
Size	0%~5%
Building Quality	0%~5%
Management	0%~2%

## VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 28 February 2025
3. Langfang Weidu Logistics Park, No. 14 Fengwu Street, Langfang Economic and Technological Development Zone, Guangyang District, Langfang, Hebei Province, the PRC (中國河北省廊坊市廣陽區廊坊開發區鳳舞道14號廊坊唯度物流園)	<p>Langfang Weidu Logistics Park is a logistics and distribution warehouse. The property is erected on a parcel of warehouse site of 105,562.70 sq. m.</p> <p>The Property was completed in 2013 with a total gross floor area of approximately 71,686.55 sq. m.</p> <p>Developments nearby are mainly industrial developments.</p> <p>According to the Company, the Property is for warehouse use; there are neither environmental issues and litigation dispute; nor any plans to change the use of the Property.</p> <p>The land use rights of the Property have been granted for a land use term due to expire on 14 April 2061 for warehouse use.</p>	<p>As at the Valuation Date, the Property was leased to a tenant for warehouse use for a term due to expire in December 2025, at a total monthly rent of approximately RMB1,781,000, exclusive of VAT but inclusive of building management fee.</p>	<p>RMB418,000,000 (RENMINBI FOUR HUNDRED EIGHTEEN MILLION)</p> <p>(100% interest attributable to the Group: RMB418,000,000)</p>

*Notes:*

- (1) According to Certificate of State-owned Land Use Rights No. (2012)70 dated 13 April 2012, the land use rights of the Property have been vested in Langfang Weidu international logistics Co., Ltd.\* (廊坊唯度國際物流有限公司) (a wholly owned subsidiary of the Company), with the total site area of 105,562.70 sq. m. for a land use term due to expire on 14 April 2061 for warehouse use.
- (2) According to the Certificates of Building Ownership Nos. G5962, G5963, G5964, G5965, G5966 on 14 January 2014, the building ownership of the Property have been vested to Langfang Weidu international logistics Co., Ltd.\* (廊坊唯度國際物流有限公司), with the total gross floor area of 71,686.55 sq. m. for warehouse use.
- (3) According to Business Licence No. 91131000570090108E on 26 December 2016, Langfang Weidu international logistics Co., Ltd.\* (廊坊唯度國際物流有限公司) has been established as a limited company with a registered capital of USD24,000,000 for a valid operation period from 15 March 2011 to 14 March 2041.
- (4) We have been provided with a legal opinion regarding the property interest prepared by the Company's PRC Legal Adviser, which contains, inter alia, the following:
  - a) Langfang Weidu international logistics Co., Ltd.\* (廊坊唯度國際物流有限公司) lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of (including but not limited to transferring, leasing, mortgaging) the land, or to deal with the land in any other lawful manner during the term of its land use rights.
  - b) With respect to the land use rights that have already been mortgaged, Langfang Weidu international logistics Co., Ltd.\* (廊坊唯度國際物流有限公司) still retains the right to occupy and use the land. Except for the mortgage, the land is currently not subject to any other encumbrances, liens, or other forms of third-party rights or restrictions.
  - c) Langfang Weidu international logistics Co., Ltd.\* (廊坊唯度國際物流有限公司) is the sole legitimate owner of these buildings and lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of the buildings (including but not limited to transferring, leasing, mortgaging), or to deal with the buildings in any other lawful manner.
  - d) With respect to the ownership of the buildings that have already been mortgaged, Langfang Weidu international logistics Co., Ltd.\* (廊坊唯度國際物流有限公司) still retains the right to occupy and use the buildings. Except for the mortgage, there are no other encumbrances, liens, or other forms of third-party rights or restrictions on the buildings.
- (5) The status of the title and grant of major approvals and licences in accordance with the information provided by the Company and the opinion of the PRC Legal Adviser:

Certificate of State-owned Land Use Rights	Yes
Certificate of Building Ownership	Yes
Business Licence	Yes

- (6) In valuing the Property, we have adopted Investment Method. We have taken into account rental comparables in the Langfang market. Comparable properties are selected based on the following criteria: (i) the transaction cases took place within 2 years or asking-price cases took place within approximately one month from the Valuation Date; (ii) comparable properties are located in Guangyang district of Langfang; (iii) the use type of the comparable properties is similar to the Property. We have examined the current market and the rental comparables identified by us are considered exhaustive based on the above criteria. The details are listed as follows:

The monthly unit rents of the comparables range from RMB31 per sq.m. to RMB41 per sq.m., exclusive of VAT and building management fee.

Comparable	Comparable 1	Comparable 2	Comparable 3
Property	A logistics park located at Xingyun Road	A logistics park located at Fengwu Road	A logistics park located at Fengwu Road
District	Guangyang	Guangyang	Guangyang
Use	Warehouse	Warehouse	Warehouse
Area (sq.m.)	107,000	10,000	245,700
Unit Rent (RMB/sq.m./month)	31	41	33
Transaction Status	Transaction	Transaction	Asking
<b>Comparison to the Property</b>			
Time	Similar	Superior	Similar
Transaction Status	NA	NA	Downward adjustment
Building Age /Maintenance	Superior	Similar	Superior
Floor	Inferior	Similar	Similar
Size	Inferior	Superior	Inferior
Building Quality	Superior	Similar	Superior

For comparables with characteristics inferior to the Property, upward adjustment has been made, while those with characteristics superior to the Property, downward adjustment has been made. No adjustment is needed for characteristics similar to the Property.

The major adjustments are listed as follows:

Adjustment	Range
Time	-4%~0%
Transaction Status	-3%~0%
Building Age/Maintenance	-1%~0%
Floor	0%~1%
Size	-5%~4%
Building Quality	-2%~0%

**VALUATION REPORT**

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 28 February 2025
4. Changchun Daling Park, South Side of Fumin Avenue, Daling Automoblie Logistics Park, Gongzhuling, Chuangchun, Jilin Province, the PRC (中國吉林省長春市公主嶺市大嶺汽車物流園區富民大街南側長春大嶺物流園)	<p>Changchun Daling Park is a logistics and distribution warehouse. The property is erected on a parcel of warehouse site of 147,750.00 sq. m.</p> <p>The Property was completed in 2019 with a total gross floor area of approximately 94,412.17 sq. m.</p> <p>Developments nearby are mainly industrial developments.</p> <p>According to the Company, the Property is for warehouse use; there are neither environmental issues and litigation dispute; nor any plans to change the use of the Property.</p> <p>The land use rights of the Property have been granted for land use terms due to expire on 5 June 2068 for warehouse use.</p>	<p>As at the Valuation Date, portions of the Property with a total leasable area of 28,148.11 sq. m. were leased to various tenants for warehouse use for various terms with the latest expiry date in July 2026 at a total monthly rent of approximately RMB291,000, exclusive of VAT but inclusive of building management fee.</p> <p>The remainder of the Property was vacant.</p>	<p>RMB302,000,000 (RENMINBI THREE HUNDRED TWO MILLION)</p> <p>(100% interest attributable to the Group: RMB302,000,000)</p>

*Notes:*

- (1) According to 7 Certificates of Real Estate Ownership Nos. (2019)0026782, (2019)0026783, (2019)0026784, (2019)0026785, (2019)0026786, (2019)0026787, (2019)0026788 dated 14 November 2019, the land use rights of the Property have been vested in Jilin Yiling Warehousing Service Co., Ltd.\* (吉林易嶺倉儲服務有限公司) (a wholly owned subsidiary of the Company), with the total site area of 147,750.00 sq. m. for land use terms due to expire on 5 June 2068 for warehouse use. The total gross floor area of the Property is 94,412.17 sq. m.
- (2) According to Business Licence No. 91220000MA152G032U on 19 April 2021, Jilin Yiling Warehousing Service Co., Ltd.\* (吉林易嶺倉儲服務有限公司) has been established with a registered capital of USD20,000,000 for a valid operation period from 29 December 2017 to 28 December 2067.
- (3) We have been provided with a legal opinion regarding the property interest prepared by the Company's PRC Legal Adviser, which contains, inter alia, the following:
  - a) Jilin Yiling Warehousing Service Co., Ltd.\* (吉林易嶺倉儲服務有限公司) lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of (including but not limited to transferring, leasing, mortgaging) the land, or to deal with the land in any other lawful manner during the term of its land use rights.
  - b) With respect to the land use rights that have already been mortgaged, Jilin Yiling Warehousing Service Co., Ltd.\* (吉林易嶺倉儲服務有限公司) still retains the right to occupy and use the land. Except for the mortgage, the land is currently not subject to any other encumbrances, liens, or other forms of third-party rights or restrictions.
  - c) Jilin Yiling Warehousing Service Co., Ltd.\* (吉林易嶺倉儲服務有限公司) is the sole legitimate owner of these buildings and lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of the buildings (including but not limited to transferring, leasing, mortgaging), or to deal with the buildings in any other lawful manner.
  - d) With respect to the ownership of the buildings that have already been mortgaged, Jilin Yiling Warehousing Service Co., Ltd.\* (吉林易嶺倉儲服務有限公司) still retains the right to occupy and use the buildings. Except for the mortgage, there are no other encumbrances, liens, or other forms of third-party rights or restrictions on the buildings.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Company and the opinion of the PRC Legal Adviser:

Real Estate Ownership Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Investment Method. We have taken into account rental comparables in the Changchun market. Comparable properties are selected based on the following criteria: (i) the asking-price cases took place within one month from the Valuation Date; (ii) comparable properties are located in Kuancheng and Chaoyang districts of Chuangchun; (iii) the use type of the comparable properties is similar to the Property. We have examined the current market and the rental comparables identified by us are considered exhaustive based on the above criteria. The details are listed as follows:

The monthly unit rents of the comparables range from RMB19 per sq.m. to RMB20 per sq.m., exclusive of VAT and building management fee.

Comparable	Comparable 1	Comparable 2	Comparable 3
Property	A logistics park located at Haimen Road	A logistics park located at Shenyang Grand Road	A logistics park located at Fuyu West Street
District	Kuancheng	Kuancheng	Chaoyang
Use	Warehouse	Warehouse	Warehouse
Area (sq.m.)	5,000	5,000	5,000
Unit Rent (RMB/sq.m./month)	19	20	20
Transaction Status	Asking	Asking	Asking
<b>Comparison to the Property</b>			
Transaction Status	Downward adjustment	Downward adjustment	Downward adjustment
Neighborhood Environment	Similar	Similar	Inferior
Building Age /Maintenance	Similar	Inferior	Inferior
Building Facilities	Similar	Similar	Similar
Building Quality	Inferior	Similar	Similar

For comparables with characteristics inferior to the Property, upward adjustment has been made, while those with characteristics superior to the Property, downward adjustment has been made. No adjustment is needed for characteristics similar to the Property.

The major adjustments are listed as follows:

Adjustment	Range
Transaction Status	-2%
Neighborhood Environment	0%~3%
Building Age/Maintenance	0%~5%
Building Facilities	2%
Building Quality	-5%~0%

## VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 28 February 2025
5. ESR Xuzhou Xiexin Logistics Park, No.18 Jinfeng Road, Jiawang District, Xuzhou, Jiangsu Province, the PRC (中國江蘇省徐州市賈汪區金鳳路18號協鑫徐州智慧綠色雲倉)	<p>ESR Xuzhou Xiexin Logistics Park is a logistics and distribution warehouse. The property is erected on a parcel of warehouse site of 59,868.00 sq. m.</p> <p>The Property was completed in 2020 with a total gross floor area of approximately 37,425.34 sq. m.</p> <p>Developments nearby are mainly industrial developments.</p> <p>According to the Company, the Property is for warehouse use; there are neither environmental issues and litigation dispute; nor any plans to change the use of the Property.</p> <p>The land use rights of the Property have been granted for a land use term due to expire on 25 October 2058 for warehouse use.</p>	<p>As at the Valuation Date, the Property was leased to a tenant for warehouse use for a term due to expire in September 2025 at a total monthly rent of approximately RMB1,077,000, exclusive of VAT but inclusive of building management fee.</p>	<p>RMB140,000,000 (RENMINBI ONE HUNDRED FORTY MILLION)</p> <p>(90% interest attributable to the Group: RMB126,000,000)</p>

*Notes:*

- (1) According to Real Estate Ownership Certificate No. (2021)0035661 dated 19 April 2021, the land use rights of the Property have been vested in Xuzhou Xiexin Yuncang Logistics Technology Development Co., Ltd.\* (徐州協鑫雲倉物流科技發展有限公司) (a 90% owned subsidiary of the Company), with the total site area of 59,868.00 sq. m. a the land use term due to expire on 25 October 2058 for warehouse use. The total gross floor area of the Property is 37,425.34 sq. m.
- (2) According to Business Licence No. 91320301MA1WKGYG8R on 19 October 2022, Xuzhou Xiexin Yuncang Logistics Technology Development Co., Ltd.\* (徐州協鑫雲倉物流科技發展有限公司) has been established as a limited company with a registered capital of USD7,066,700.
- (3) We have been provided with a legal opinion regarding the property interest prepared by the Company's PRC Legal Adviser, which contains, inter alia, the following:
  - a) Xiexin Yuncang Logistics Technology Development Co., Ltd.\* (徐州協鑫雲倉物流科技發展有限公司) lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of (including but not limited to transferring, leasing, mortgaging) the land, or to deal with the land in any other lawful manner during the term of its land use rights.
  - b) With respect to the land use rights that have already been mortgaged, Xiexin Yuncang Logistics Technology Development Co., Ltd.\* (徐州協鑫雲倉物流科技發展有限公司) still retains the right to occupy and use the land. Except for the mortgage, the land is currently not subject to any other encumbrances, liens, or other forms of third-party rights or restrictions.
  - c) Xiexin Yuncang Logistics Technology Development Co., Ltd.\* (徐州協鑫雲倉物流科技發展有限公司) is the sole legitimate owner of these buildings and lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of the buildings (including but not limited to transferring, leasing, mortgaging), or to deal with the buildings in any other lawful manner.
  - d) With respect to the ownership of the buildings that have already been mortgaged, Xiexin Yuncang Logistics Technology Development Co., Ltd.\* (徐州協鑫雲倉物流科技發展有限公司) still retains the right to occupy and use the buildings. Except for the mortgage, there are no other encumbrances, liens, or other forms of third-party rights or restrictions on the buildings.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Company and the opinion of the PRC Legal Adviser:

Real Estate Ownership Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Investment Method. We have taken into account rental comparables in the Xuzhou market. Comparable properties are selected based on the following criteria: (i) the transaction cases or asking-price cases took place within one year from the Valuation Date; (ii) comparable properties are located in Tongshan, Quanshan, and Gulou districts of Xuzhou; (iii) the use type of the comparable properties is similar to the Property. We have examined the current market and the rental comparables identified by us are considered exhaustive based on the above criteria. The details are listed as follows:

The monthly unit rents of the comparables range from RMB18 per sq.m. to RMB25 per sq.m., exclusive of VAT and building management fee.

Comparable	Comparable 1	Comparable 2	Comparable 3
Property	A logistics park located at Weishan Road	A logistics park located at Shunda Road	A logistics park located at Huarun Road
District	Tongshan	Quanshan	Gulou
Use	Warehouse	Warehouse	Warehouse
Area (sq.m.)	5,000	5,000	2,000
Unit Rent (RMB/sq.m./month)	18	21	25
Transaction Status	Asking	Asking	Transaction
<b>Comparison to the Property</b>			
Transaction Status	Downward adjustment	Downward adjustment	NA
Location	Inferior	Inferior	Superior
Building Age /Maintenance	Similar	Similar	Inferior
Building Facilities	Similar	Inferior	Similar
Floor	Inferior	Similar	Similar
Management	Inferior	Inferior	Inferior

For comparables with characteristics inferior to the Property, upward adjustment has been made, while those with characteristics superior to the Property, downward adjustment has been made. No adjustment is needed for characteristics similar to the Property.

The major adjustments are listed as follows:

Adjustment	Range
Transaction Status	-2%~0%
Location	-2%~6%
Building Age/Maintenance	0%~5%
Building Facilities	0%~5%
Floor	0%~6%
Management	5%

## VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 28 February 2025
6. ESR Haining Intelligent Manufacturing Industrial Park, No. 300 Gushui Road, Haichang District, Haining, Zhejiang Province, the PRC (中國浙江省海寧市海昌街道穀水路300號易商海甯智慧製造產業園)	<p>ESR Haining Intelligent Manufacturing Industrial Park is a logistics and distribution warehouse. The property is erected on a parcel of industrial site of 85,371.00 sq. m.</p> <p>The Property was completed in 2021 with a total gross floor area of approximately 105,389.71 sq. m.</p> <p>Developments nearby are mainly industrial developments.</p> <p>According to the Company, the Property is for warehouse use; there are neither environmental issues and litigation dispute; nor any plans to change the use of the Property.</p> <p>The land use rights of the Property have been granted for a land use term due to expire on 9 September 2069 for industrial use.</p>	<p>As at the Valuation Date, portions of the Property with a total leasable area of 86,341.01 sq. m. were leased to various tenants for warehouse use for various terms with the latest expiry date in January 2029 at a total monthly rent of approximately RMB2,325,000, exclusive of VAT but inclusive of building management fee.</p> <p>Portions of the Property with a total leasable area of 250 sq. m. were leased to a tenant for cafeteria use for a term due to expire in August 2027 at a total monthly rent of approximately RMB2,400, exclusive of VAT but inclusive of building management fee.</p> <p>The remainder of the Property was vacant.</p>	<p>RMB385,000,000 (RENMINBI THREE HUNDRED EIGHTY-FIVE MILLION)</p> <p>(100% interest attributable to the Group: RMB385,000,000)</p>

*Notes:*

- (1) According to Real Estate Ownership Certificate No. (2022)0028434 dated 1 July 2022, the land use rights of the Property have been vested in Haining Haiyi Intelligent Equipment Co., Ltd.\* (海甯海易智慧裝備有限公司) (a wholly owned subsidiary of the Company), with the total site area of 85,371.00 sq. m. for a land use term due to expire on 9 September 2069 for industrial use. The total gross floor area of the Property is 105,389.71 sq. m.
- (2) According to Business Licence No. 91330481MA2CUU2XXQ on 30 November 2022, Haining Haiyi Intelligent Equipment Co., Ltd.\* (海甯海易智慧裝備有限公司) has been established as a limited company with a registered capital of USD55,000,000.
- (3) We have been provided with a legal opinion regarding the property interest prepared by the Company's PRC Legal Adviser, which contains, inter alia, the following:
  - a) Haining Haiyi Intelligent Equipment Co., Ltd.\* (海甯海易智慧裝備有限公司) lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of (including but not limited to transferring, leasing, mortgaging) the land, or to deal with the land in any other lawful manner during the term of its land use rights.
  - b) With respect to the land use rights that have already been mortgaged, Haining Haiyi Intelligent Equipment Co., Ltd.\* (海甯海易智慧裝備有限公司) still retains the right to occupy and use the land. Except for the mortgage, the land is currently not subject to any other encumbrances, liens, or other forms of third-party rights or restrictions.
  - c) Haining Haiyi Intelligent Equipment Co., Ltd.\* (海甯海易智慧裝備有限公司) is the sole legitimate owner of these buildings and lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of the buildings (including but not limited to transferring, leasing, mortgaging), or to deal with the buildings in any other lawful manner.
  - d) With respect to the ownership of the buildings that have already been mortgaged, Haining Haiyi Intelligent Equipment Co., Ltd.\* (海甯海易智慧裝備有限公司) still retains the right to occupy and use the buildings. Except for the mortgage, there are no other encumbrances, liens, or other forms of third-party rights or restrictions on the buildings.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Company and the opinion of the PRC Legal Adviser:

Real Estate Ownership Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Investment Method. We have taken into account rental comparables in the Jiaxing market. Comparable properties are selected based on the following criteria: (i) the asking-price cases took place within one month from the Valuation Date; (ii) comparable properties are located in Tongxiang and Haining of Jiaxing; (iii) the use type of the comparable properties is similar to the Property. We have examined the current market and the rental comparables identified by us are considered exhaustive based on the above criteria. The details are listed as follows:

The monthly unit rents of the comparables range from RMB22 per sq.m. to RMB28 per sq.m., exclusive of VAT and building management fee.

Comparable	Comparable 1	Comparable 2	Comparable 3
Property	A logistics park located at Heping Road	A logistics park located at Hongqi West Road	A logistics park located at Wenhui Road
District	Haining	Haining	Tongxiang
Use	Warehouse	Warehouse	Warehouse
Area (sq.m.)	9,000	4,000	4,000
Unit Rent (RMB/sq.m./month)	26	28	22
Transaction Status	Asking	Asking	Asking
<b>Comparison to the Property</b>			
Transaction Status	Downward adjustment	Downward adjustment	Downward adjustment
Location	Superior	Superior	Inferior
Neighbourhood Environment	Similar	Similar	Inferior
Building Age /Maintenance	Similar	Similar	Superior
Building Facilities	Similar	Superior	Similar
Floor	Superior	Superior	Similar

For comparables with characteristics inferior to the Property, upward adjustment has been made, while those with characteristics superior to the Property, downward adjustment has been made. No adjustment is needed for characteristics similar to the Property.

The major adjustments are listed as follows:

Adjustment	Range
Transaction Status	-5%~-3%
Location	-5%~-3%
Neighbourhood Environment	0%~2%
Building Age/Maintenance	-2%~0%
Building Facilities	-2%~0%
Floor	-5%~0%

## VALUATION REPORT

	Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 28 February 2025										
7.	TCL Huizhou Electronics Information Industrial Park (Phase I), No. 10000 Huize Avenue, Huicheng District, Huizhou, Guangdong Province, the PRC (中國廣東省惠州市惠城區惠澤大道10000號TCL惠州電子信息產業基地(一期))	<p>TCL Huizhou Electronics Information Industrial Park (Phase I) is a manufacturing park. The property is erected on a parcel of industrial site of 54,704.01 sq. m.</p> <p>The Property was completed in 2023 with a total gross floor area of approximately 81,016.66 sq. m.</p> <table><tr><th>Use</th><th>Gross Floor Area (sq. m.)</th></tr><tr><td>Retail</td><td>4,138.01</td></tr><tr><td>Dormitory</td><td>11,001.00</td></tr><tr><td>Manufacturing factories</td><td>65,877.65</td></tr><tr><td><b>Grand Total:</b></td><td><b>81,016.66</b></td></tr></table>	Use	Gross Floor Area (sq. m.)	Retail	4,138.01	Dormitory	11,001.00	Manufacturing factories	65,877.65	<b>Grand Total:</b>	<b>81,016.66</b>	<p>As at the Valuation Date, the retail portions of the Property were leased to two tenants for various terms with the latest expiry in September 2030 at a total monthly rent of approximately RMB20,000, exclusive of VAT but inclusive of building management fee.</p> <p>The remainder of the Property was vacant.</p>	<p>RMB238,000,000 (RENMINBI TWO HUNDRED THIRTY-EIGHT MILLION)</p> <p>(54% interest attributable to the Group: RMB128,520,000)</p>
Use	Gross Floor Area (sq. m.)													
Retail	4,138.01													
Dormitory	11,001.00													
Manufacturing factories	65,877.65													
<b>Grand Total:</b>	<b>81,016.66</b>													
		<p>Developments nearby are mainly industrial developments.</p> <p>According to the Company, the Property is for industrial use; there are neither environmental issues and litigation dispute; nor any plans to change the use of the Property.</p> <p>The land use rights of the Property have been granted for a land use term due to expire on 30 September 2071 for industrial use.</p>												

Notes:

- (1) According to Real Estate Ownership Certificate No. (2023)0047935 dated 5 June 2023, the land use rights of the Property have been vested in Huizhou Keshi Huishang Technology Development Co., Ltd.\* (惠州市科實匯商科技發展有限公司) (a 54% owned subsidiary of the Company), with the total site area of 54,704.01 sq. m. for a land use term due to expire on 30 September 2071 for industrial use.

As advised by the Company, the property is part of the aforesaid total site area.

- (2) According to Planning Permit for Construction Land No.441302(2021)10158 dated 19 November 2021, the construction land with a total site area of 67,823.00 sq. m. located at Huicheng district for industrial use complies with the requirements of the urban rural planning.

As advised by the Company, the property is part of the aforesaid total site area.

- (3) According to the Planning Permit for Construction Works No. 441302(2021)10789 dated 16 December 2021, the construction works with a construction scale of 126,633.57 sq. m. located at Huicheng district comply with the requirement of the urban rural planning.

As advised by the Company, the property is part of the aforesaid construction scale.

- (4) According to Permit for Commencement of Construction Works No. 441302202203310101 dated 31 March 2022, the property with a total gross floor area of 126,633.57 sq. m. is permitted to construct.

As advised by the Company, the property is part of the aforesaid total gross floor area.

- (5) According to Business Licence No. 91441300MA570TT654 on 15 May 2024, Huizhou Keshi Huishang Technology Development Co., Ltd.\* (惠州市科實匯商科技發展有限公司) has been established as a limited company with a registered capital of RMB375,555,556.

- (6) We have been provided with a legal opinion regarding the property interest by the Company's PRC Legal Adviser, which contains, inter alia, the following:

- a) Huizhou Keshi Huishang Technology Development Co., Ltd.\* (惠州市科實匯商科技發展有限公司) lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of (including but not limited to transferring, leasing, mortgaging) the land, or to deal with the land in any other lawful manner during the term of its land use rights.
- b) With respect to the land use rights that have already been mortgaged, Huizhou Keshi Huishang Technology Development Co., Ltd.\* (惠州市科實匯商科技發展有限公司) still retains the right to occupy and use the land. Except for the mortgage, the land is currently not subject to any other encumbrances, liens, or other forms of third-party rights or restrictions.
- c) If Huizhou Keshi Huishang Technology Development Co., Ltd.\* (惠州市科實匯商科技發展有限公司) completes the registration of the Real Estate Ownership Certificate for the buildings that have been completed and accepted, it will lawfully possess the rights to occupy, use, enjoy the profits from, and dispose of the buildings (including but not limited to transferring, leasing, mortgaging), or to deal with the buildings in any other lawful manner.

- d) With respect to the ownership of the construction that has already been mortgaged, Huizhou Keshi Huishang Technology Development Co., Ltd.\* (惠州市科實匯商科技發展有限公司) still retains the right to occupy and use the buildings. Except for the mortgage, there are no other encumbrances, liens, or other forms of third-party rights or restrictions on the buildings.
- (7) The status of the title and grant of major approvals and licences in accordance with the information provided by the Company and the opinion of the PRC Legal Adviser:

Certificate of State-owned Land Use Rights	Yes
Planning Permit for Construction Land	Yes
Planning Permit for Construction Works	Yes
Permit for Commencement of Construction Works	Yes
Business Licence	Yes

- (8) In valuing the Property, we have adopted Investment Method. We have taken into account rental comparables in the Huizhou market. Comparable properties are selected based on the following criteria: (i) the asking-price cases took place within one month from the Valuation Date; (ii) comparable properties are located in Huicheng district of Huizhou; (iii) the use type of the comparable properties is similar to the Property. We have examined the current market and the rental comparables identified by us are considered exhaustive based on the above criteria. The details are listed as follows:

The monthly unit rents of the comparables range from RMB14 per sq.m. to RMB20 per sq.m., exclusive of VAT and building management fee.

Comparable Factory	Comparable 1	Comparable 2	Comparable 3
Property	An industrial development located at Xinle Road	An industrial development located at Xinle Road	An industrial development located at Jinda Road
District	Huicheng	Huicheng	Huicheng
Use	Factory	Factory	Factory
Area (sq.m.)	250	1,000	5,500
Unit Rent (RMB/sq.m./month)	20	14	15
Transaction Status	Asking	Asking	Asking

#### Comparison to the Property

Transaction Status	Downward adjustment	Downward adjustment	Downward adjustment
Location	Inferior	Inferior	Inferior
Neighbourhood Environment	Inferior	Inferior	Inferior
Building Age /Maintenance	Similar	Inferior	Inferior
Building Facilities	Inferior	Inferior	Inferior
Building Quality	Similar	Inferior	Inferior
Decoration Standard	Similar	Inferior	Inferior
Size	Superior	Superior	Similar

For comparables with characteristics inferior to the Property, upward adjustment has been made, while those with characteristics superior to the Property, downward adjustment has been made. No adjustment is needed for characteristics similar to the Property.

The major adjustments are listed as follows:

Adjustment	Range
Transaction Status	-3%
Location	2%~4%
Neighbourhood Environment	1%
Building Age/Maintenance	0%~2%
Building Facilities	2%
Building Quality	0%~2%
Decoration Standard	0%~2%
Size	-2%

The monthly unit rents of the comparables range from RMB47 per sq.m. to RMB48 per sq.m., exclusive of VAT and building management fees.

Comparable — Retail	Comparable 1	Comparable 2	Comparable 3
Property	A retail shop located at Hongchang Road	A retail shop located at Dongsheng Road	A retail shop located at Ansheng Road
District	Huicheng	Huicheng	Huicheng
Use	Retail	Retail	Retail
Area (sq.m.)	130	200	50
Unit Rent (RMB/sq.m./month)	47	48	48
Transaction Status	Asking	Asking	Asking

#### Comparison to the Property

Transaction Status	Downward adjustment	Downward adjustment	Downward adjustment
Location	Superior	Superior	Superior
Accessibility	Superior	Superior	Superior
Neighbourhood Environment	Superior	Superior	Superior
Size	Similar	Superior	Superior

For comparables with characteristics inferior to the Property, upward adjustment has been made, while those with characteristics superior to the Property, downward adjustment has been made. No adjustment is needed for characteristics similar to the Property.

The major adjustments are listed as follows:

Adjustment	Range
Transaction Status	-4%
Location	-4%~-2%
Accessibility	-1%
Neighbourhood Environment	-1%
Size	-1%~0%

## VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 28 February 2025
8. TCL Huizhou Electronics Information Industrial Park (Phase III), Lugang Hi-tech Zone, Huicheng District, Huizhou, Guangdong Province, the PRC (中國廣東省惠州市惠城區高科技產業園鹿崗片區TCL惠州電子資訊產業基地(三期))	<p>TCL Huizhou Electronics Information Industrial Park (Phase III) is a logistics and distribution warehouse. The property is erected on a parcel of industrial site of 65,893.94 sq.m.</p> <p>The Property was completed in 2024 with a total gross floor area of approximately 189,140.97 sq.m.</p> <p>Developments nearby are mainly industrial developments.</p> <p>According to the Company, the Property is for warehouse use; there are neither environmental issues and litigation dispute; nor any plans to change the use of the Property.</p> <p>The land use rights of the Property have been granted for a land use term due to expire on 6 May 2072 for industrial use.</p>	<p>As at the Valuation Date, the Property was vacant.</p>	<p>RMB473,000,000 (RENMINBI FOUR HUNDRED SEVENTY-THREE MILLION)</p> <p>(54% interest attributable to the Group: RMB255,420,000)</p>

### Notes:

- (1) According to Real Estate Ownership Certificate No. (2022)0082264 dated 5 August 2022, the land use rights of the Property with a total site area of 65,893.94 sq.m. have been vested in Huizhou Keshi Huishang Supply Chain Management Co., Ltd.\* (惠州市科實匯商供應鏈管理有限公司) (a 54% owned subsidiary of the Company) for a land use term due to expire on 6 May 2072 for industrial use.
  - (2) According to Planning Permit for Construction Land No. 441302(2022)10052 dated 28 June 2022, the construction land with a total site area of 73,555.00 sq.m. located in Huicheng district for industrial use complies with the requirements of the urban rural planning.
- As advised by the Company, the Property is part of the aforesaid site.
- (3) According to Planning Permit for Construction Works No. 441302(2022)10275 dated 19 August 2022, the construction works with a construction scale of 189,552.92 sq.m. located in Huicheng district comply with the requirements of the urban rural planning.

- (4) According to a Permit for Commencement of Construction Works dated 22 November 2022, the Property with a total gross floor area of 189,552.92 sq.m. is permitted to construct.
- (5) According to four Certificates of Completion and Acceptance, the Property with a total gross floor area of 189,140.97 sq.m. is completed.
- (6) According to Business Licence No. 91441300MA570TMNXJ dated 15 May 2024, Huizhou Keshi Huishang Supply Chain Management Co., Ltd.\* (惠州市科實匯商供應鏈管理有限公司) has been established as a limited company with a registered capital of RMB111,111,111.
- (7) We have been provided with a legal opinion regarding the property interest prepared by the Company's PRC Legal Adviser, which contains, inter alia, the following:
- Huizhou Keshi Huishang Supply Chain Management Co., Ltd.\* (惠州市科實匯商供應鏈管理有限公司) lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of (including but not limited to transferring, leasing, mortgaging) the land, or to deal with the land in any other lawful manner during the term of its land use rights.
  - With respect to the land use rights that have already been mortgaged, Huizhou Keshi Huishang Supply Chain Management Co., Ltd.\* (惠州市科實匯商供應鏈管理有限公司) still retains the right to occupy and use the land. Except for the mortgage, the land is currently not subject to any other encumbrances, liens, or other forms of third-party rights or restrictions.
  - If Huizhou Keshi Huishang Supply Chain Management Co., Ltd.\* (惠州市科實匯商供應鏈管理有限公司) completes the registration of the Real Estate Ownership Certificate for the buildings that have been completed and accepted, it will lawfully possess the rights to occupy, use, enjoy the profits from, and dispose of the buildings (including but not limited to transferring, leasing, mortgaging), or to deal with the buildings in any other lawful manner.
  - With respect to the construction that has already been mortgaged, Huizhou Keshi Huishang Supply Chain Management Co., Ltd.\* (惠州市科實匯商供應鏈管理有限公司) still retains the right to occupy and use the buildings. Except for the mortgage, there are no other encumbrances, liens, or other forms of third-party rights or restrictions on the buildings.
- (8) The status of the title and grant of major approvals and licences in accordance with the information provided by the Company and the opinion of the PRC Legal Adviser are:

Real Estate Ownership Certificate	Yes
Planning Permit for Construction Land	Yes
Planning Permit for Construction Works	Yes
Permit for Commencement of Construction Works	Yes
Certificate of Completion and Acceptance	Yes
Business Licence	Yes

- (9) In valuing the Property, we have adopted Investment Method. We have taken into account rental comparables in the Huizhou market. Comparable properties are selected based on the following criteria: (i) the transaction cases or asking-price cases took place within six months from the Valuation Date; (ii) comparable properties are located in Huicheng district of Huizhou; (iii) the use type of the comparable properties is similar to the Property. We have examined the current market and the rental comparables identified by us are considered exhaustive based on the above criteria. The details are listed as follows:

The monthly unit rents of the comparables range from RMB32 per sq.m. to RMB35 per sq.m., exclusive of VAT and building management fee.

Comparable	Comparable 1	Comparable 2	Comparable 3
Property	A logistics park located at Huiqiao Fast Route	A logistics park located at Huixin Grand Avenue	A logistics park located at Shadun Third Road
District	Huicheng	Huicheng	Huicheng
Use	Warehouse	Warehouse	Warehouse
Area (sq.m.)	20,000	20,000	20,000
Unit Rent (RMB/sq.m./month)	32	35	32
Transaction Status	Asking	Asking	Transaction
<b>Comparison to the Property</b>			
Transaction Status	Downward adjustment	Downward adjustment	NA
Location	Superior	Superior	Superior
Floor	Similar	Superior	Superior

For comparables with characteristics inferior to the Property, upward adjustment has been made, while those with characteristics superior to the Property, downward adjustment has been made. No adjustment is needed for characteristics similar to the Property.

The major adjustments are listed as follows:

Adjustment	Range
Transaction Status	-5%~0%
Location	-4%~-2%
Floor	-5%~0%

## VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 28 February 2025
9. TSI Keshi Huishang Logistics Park, No.3 Qiaoguang Road, Huicheng District, Huizhou, Guangdong Province, the PRC (中國廣東省惠州市惠城區橋光路3號TSI科實匯商物流園區)	<p>TSI Keshi Huishang Logistics Park is a logistics and distribution warehouse. The property is erected on a parcel of warehouse site of 89,462 sq. m.</p> <p>The Property was completed in 2023 with a total gross floor area of approximately 105,759.28 sq. m.</p> <p>Developments nearby are mainly industrial developments.</p> <p>According to the Company, the Property is for warehouse use; there are neither environmental issues and litigation dispute; nor any plans to change the use of the Property.</p> <p>The land use rights of the Property have been granted for a land use term due to expire on 12 August 2071 for warehouse use.</p>	<p>As at the Valuation Date, portions of the Property with a total leasable area of 101,982.50 sq. m. were leased to various tenants for warehouse use for various terms with the latest expiry date in November 2025 at a total monthly rent of approximately RMB3,432,000, exclusive of VAT but inclusive of building management fee.</p> <p>Portions of the Property with a total leasable area of 2,982.87 sq. m. were leased to various tenants for dormitory use for various terms with the latest expiry date in December 2025 at a total monthly rent of approximately RMB72,000, exclusive of VAT but inclusive of building management fee.</p> <p>The remainder of the Property was vacant.</p>	<p>RMB553,000,000 (RENMINBI FIVE HUNDRED FIFTY-THREE MILLION)</p> <p>(60% interest attributable to the Group: RMB331,800,000)</p>

*Notes:*

- (1) According to Real Estate Ownership Certificate No. (2023)5101675 dated 26 December 2023, the land use rights of the Property have been vested in Huizhou Hongyuan Warehousing Co., Ltd.\* (惠州弘遠倉儲有限公司) (a 60% owned subsidiary of the Company), with the total site area of 89,462 sq. m. for a land use term due to expire on 12 August 2071 for warehouse use. The total gross floor area of the Property is 105,759.28 sq.m.
- (2) According to Business Licence No. 91441300MA55DEX42J on 27 August 2021, Huizhou Hongyuan Warehousing Co., Ltd.\* (惠州弘遠倉儲有限公司) has been established as a limited company with a registered capital of RMB100,000,000.
- (3) We have been provided with a legal opinion regarding the property interest prepared by the Company's PRC Legal Adviser, which contains, inter alia, the following:
  - a) Huizhou Hongyuan Warehousing Co., Ltd.\* (惠州弘遠倉儲有限公司) lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of (including but not limited to transferring, leasing, mortgaging) the land, or to deal with the land in any other lawful manner during the term of its land use rights.
  - b) With respect to the land use rights that have already been mortgaged, Huizhou Hongyuan Warehousing Co., Ltd.\* (惠州弘遠倉儲有限公司) still retains the right to occupy and use the land. Except for the mortgage, the land is currently not subject to any other encumbrances, liens, or other forms of third-party rights or restrictions.
  - c) Huizhou Hongyuan Warehousing Co., Ltd.\* (惠州弘遠倉儲有限公司) is the sole legitimate owner of these buildings and lawfully possesses the rights to occupy, use, enjoy the profits from, and dispose of the buildings (including but not limited to transferring, leasing, mortgaging), or to deal with the buildings in any other lawful manner.
  - d) With respect to the ownership of the buildings that have already been mortgaged, Huizhou Hongyuan Warehousing Co., Ltd.\* (惠州弘遠倉儲有限公司) still retains the right to occupy and use the buildings. Except for the mortgage, there are no other encumbrances, liens, or other forms of third-party rights or restrictions on the buildings.
- (4) The status of the title and grant of major approvals and licences in accordance with the information provided by the Company and the opinion of the PRC Legal Adviser:

Real Estate Ownership Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Investment Method. We have taken into account rental comparables in the Huizhou market. Comparable properties are selected based on the following criteria: (i) the transaction cases or asking-price cases took place within six months from the Valuation Date; (ii) comparable properties are located in Huicheng districts of Huizhou; (iii) the use type of the comparable properties is similar to the Property. We have examined the current market and the rental comparables identified by us are considered exhaustive based on the above criteria. The details are listed as follows:

The monthly unit rents of the comparables range from RMB32 per sq.m. to RMB35 per sq.m., exclusive of VAT and building management fee.

Comparable	Comparable 1	Comparable 2	Comparable 3
Property	A logistics park located at Huiqiao Fast Route	A logistics park located at Huixin Grand Avenue	A logistics park located at Huida Highway
District	Huicheng	Huicheng	Huicheng
Use	Warehouse	Warehouse	Warehouse
Area (sq.m.)	20,000	20,000	20,000
Unit Rent (RMB/sq.m./month)	32	35	35
Transaction Status	Asking	Asking	Transaction
<b>Comparison to the Property</b>			
Transaction Status	Downward adjustment	Downward adjustment	NA
Location	Similar	Similar	Superior
Layout	Similar	Superior	Similar
Floor	Similar	Superior	Superior

For comparables with characteristics inferior to the Property, upward adjustment has been made, while those with characteristics superior to the Property, downward adjustment has been made. No adjustment is needed for characteristics similar to the Property.

The major adjustments are listed as follows:

Adjustment	Range
Transaction Status	-5%~0%
Location	-2%~0%
Layout	-1%~0%
Floor	-2%~0%

**Group II — Properties held by the Group for development in the PRC**

**VALUATION REPORT**

Property	Description and tenure	Particulars of occupancy	Market Value in existing state as at 28 February 2025
10. A piece of industrial land LG01-01-01 in Lugang Hi-tech Zone, Huicheng District, Huizhou, Guangdong Province, the PRC (中國廣東省惠州市惠城區高科技產業園鹿崗片區LG01-01-01號工業地塊)	LG01-01-01 is a piece of industrial site of 46,266.74 sq. m.  Developments nearby are mainly industrial developments.  According to the Company, the Property is for industrial use; there are neither environmental issues and litigation dispute; nor any plans to change the use of the Property.  The land use rights of the Property have been granted for a land use term due to expire on 28 April 2072 for industrial use.	As at the Valuation Date, the Property was a vacant land.	RMB56,000,000 (RENMINBI FIFTY-SIX MILLION)  (54% interest attributable to the Group: RMB30,240,000)