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7 November 2024

The Board of Directors
China Wantian Holdings Limited
Suite 2106, 21/F
Exchange Tower
33 Wang Chiu Road
Kowloon Bay
Hong Kong

Dear Sirs,

Re: Valuation of market rent of Workshops A and B on 1st Floor, Sunking Factory Building,
Nos. 1-7 Shing Chuen Road, Sha Tin, New Territories, Hong Kong

In accordance with the instruction from China Wantian Holdings Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) for us to value the market rent of the captioned property located in the Hong Kong Special Administrative Region (“**Hong Kong**”), we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for providing you with our opinion of the market rent of the property as at 31 August 2024 (the “**Valuation Date**”) for public documentation purpose.

This letter, forming part of our valuation report, identifies the property being valued, explains the basis and methodology of our valuation and lists out the assumptions and title investigations, which we have made in the course of our valuation, as well as the limiting conditions.

Our valuation is our opinion of market rent which is defined to mean “the estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm’s-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

In arriving at the market rent of the property, we have adopted the direct comparison method assuming the property is capable of being leased in its existing state with the benefit of vacant possession and by making reference to comparables letting evidence as available in the relevant market. The property is assumed to be let in the open market in its existing state for a term of 2 to 3 years under normal terms and conditions with rental exclusive of government rent, rates, management fees and all other outgoings.

Our valuation has been made on the assumption that the property is leased in the open market in its existing state without the benefit of deferred terms contracts, leasebacks, joint ventures, management agreements or any similar arrangements which could serve to affect the market rent of the property. No forced leased situation in any manner is assumed in our valuation. In addition, we have not considered any option or right of pre-emption which would concern or affect the leasing of the property.

No allowance has been made in our valuation for any charges, mortgages or amounts owing on the property nor for any expenses or taxation which may be incurred in effecting a lease. Unless otherwise stated, it is assumed that the property is free from encumbrances, restrictions and outgoings of an onerous nature which could affect its market rent.

We have caused title searches to be made at the Land Registry of Hong Kong in respect of the property. However, we have not searched the original documents to verify the ownership or to ascertain the existence of any amendments.

In valuing the property located in Hong Kong, of which the government lease has expired before 30 June 1997, we have taken into account the provisions contained in the Basic Law of the Hong Kong Special Administrative Region and the New Territories Leases (Extension) Ordinance 1988 that such lease has been extended without any additional payment of premium until 30 June 2047 and that an annual rent equivalent to three per cent of the rateable value of the property will be charged from the date of extension.

The property was inspected during July 2024 by Mr. Lee Chern Sung*, a director of our firm who has over 10 years of experience in the inspection of properties in Hong Kong and abroad. We have inspected the exterior and, where possible, the interior of the property. In the course of our inspections, we did not note any serious defects. However, no structural survey has been made and we are therefore unable to report whether the property is free from rot, infestation or any other defects. No tests were carried out on any of the services.

* *Mr. Lee Chern Sung is a member of CFA Institute, a member of Hong Kong Institute of Certified Public Accountants and a member of the Royal Institution of Chartered Surveyors, and has over 10 years of experience in the inspection of properties in Hong Kong and abroad.*

We have not carried out on-site measurements to verify the correctness of the floor areas of the property but have assumed that the floor areas shown on the documents and floor plans available to us are correct. Dimensions, measurements and areas included in the attached property valuation report are based on information contained in the documents provided to us and are, therefore, only approximations.

We have relied to a considerable extent on the information provided by the Group and have accepted advice on such matters as planning approvals, statutory notices, easements, tenures, particulars of occupancy, floor areas and all other relevant materials regarding the property.

We have had 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 facts have been omitted from the information provided. 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. The management of the Company has reviewed and confirmed the factual content and has agreed to the assumptions and limiting conditions of this report.

In valuing the property, we have complied with all the requirements set out in Chapter 5 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited and the HKIS Valuation Standards 2020 published by the Hong Kong Institute of Surveyors (the “HKIS”) and the International Valuation Standards (Effective 31 January 2022) published by the International Valuation Standards Council, where applicable, and under generally accepted valuation procedures and practices.

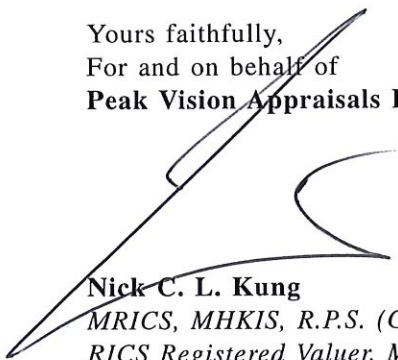
For the subject valuation, Peak Vision Appraisals Limited does not yet adopt a rotation policy, and instead, our valuation will be periodically reviewed by another member of the HKIS.

Unless otherwise stated, all monetary amounts stated in this report are in Hong Kong Dollars (HK\$).

We hereby confirm that we have no material connection or involvement with the Group, the property or the market rent reported herein and that we are in a position to provide an objective and unbiased valuation.

Our property valuation report is enclosed herewith.

Yours faithfully,
For and on behalf of
Peak Vision Appraisals Limited



Nick C. L. Kung
MRICS, MHKIS, R.P.S. (GP),
RICS Registered Valuer, MCIREA
Director

Note: Mr. Nick C. L. Kung is a RICS Registered Valuer and a Registered Professional Surveyor (General Practice) who has over 20 years of experience in the valuation of properties in Hong Kong and abroad.

Property Valuation Report

Property	Description and tenure	Particulars of occupancy	Market rent in existing state as at 31 August 2024
Workshops A and B on 1st Floor, Sunking Factory Building, Nos. 1-7 Shing Chuen Road, Sha Tin, New Territories, Hong Kong	Sunking Factory Building is a 9-storey industrial building completed in about 1981. It is situated on the eastern side of Shing Chuen Road at its junction with Tai Po Road – Tai Wai within Tai Wai, Sha Tin, New Territories. The property comprises 2 workshops on the 1st floor of the building with a total gross floor area of approximately 17,716 sq.ft. (1,645.86 sq.m.) and saleable area of approximately 12,659 sq.ft. (1,176.05 sq.m.). <i>Details of the gross floor area and saleable area breakdown are set out in Note i) below.</i>	As advised by the Group, as at the Valuation Date, the property was owner-occupied.	HK\$200,000 (HONG KONG DOLLARS TWO HUNDRED THOUSAND ONLY) per month, exclusive of government rent, rates, management fees and all other outgoings (See Note ii) below)
64/850th equal and undivided parts or shares of and in Sha Tin Town Lot No. 26	Sha Tin Town Lot No. 26 is held under New Grant No. 11228 for a term of 99 years commencing from 1 July 1898, which has been statutorily extended to 30 June 2047. The government rent payable for the property is an amount equal to 3% of the rateable value from time to time of the property.		

Notes:

- (i) Details of the gross floor area and saleable area breakdown of the property are listed as follows:

	Approximate Gross Floor Area (sq.ft.)	Approximate Gross Floor Area (sq.m.)	Approximate Saleable Area (sq.ft.)	Approximate Saleable Area (sq.m.)
Workshop A	8,811	818.56	6,286	583.98
Workshop B	8,905	827.30	6,373	592.07
Total:	17,716	1,645.86	12,659	1,176.05

- (ii) The property is assumed to be let in the open market in its existing state for a term of 2 to 3 years under normal terms and conditions with rental exclusive of government rent, rates, management fees and all other outgoings.
- (iii) According to the Land Registry Search conducted on 13 September 2024, the property is subject to the following encumbrances:
 - (a) The registered owner of workshop A of the property is Healthy Cheer International Limited vide Memorial No. 10122900300342 dated 10 December 2010 for a consideration of HK\$9,000,000;
 - (b) The registered owner of workshop B of the property is Healthy Cheer International Limited vide Memorial No. 10122800270080 dated 10 December 2010 for a consideration of HK\$9,200,000; and
 - (c) Order No. "INVO00020/NT/23/TC" by the Building Authority under Section 26A(1) of the Buildings Ordinance with plans vide Memorial No. 23081100880281 dated 30 May 2023 (for areas at and near the staircases (facing Shing Chuen Road and Tai Po Road – Tai Wai) on G/F to 3/F).
- (iv) As at the Valuation Date, the property was zoned as "Industrial" under Approved Sha Tin Outline Zoning Plan No. S/ST/38 dated June 2024.
- (v) In valuing the property, we have adopted the direct comparison method, which provides an indication of market rent by comparing the asset with identical or similar assets for which monthly rental information is available. Adjustments were made to reflect the differences in various aspects between the subject property and the comparables to arrive at the adopted unit market rent of the property.
- (vi) In our valuation, we have adopted an average unit market rent of approximately HK\$15.8 per sq.ft./month on saleable area basis for the property.

In our valuation, we have made reference to rental comparables in the vicinity, i.e. rental comparables in Tai Wai and Fo Tan, Sha Tin. These rental comparables are properties with the same use and transacted within 3 months* from the Valuation Date, which are deemed sufficient, appropriate and reasonable to derive a reliable opinion of market rent of the property as at the Valuation Date. The rental comparables are about HK\$14.0 to HK\$18.6 per sq.ft./month for the industrial properties. The unit rent adopted by us is consistent with the said rental comparable references after due adjustments. Due adjustments to those rental comparables have been made to reflect factors including but not limited to floor, layout, time, size and location in arriving at our opinion of market rent.

* *Generally, comparables that are closer to the Valuation Date offer a more accurate reflection of market conditions as at the Valuation Date, and the time frame of comparables depends on the availability of relevant comparables. Typically, we incorporate more than 3 comparables in our valuations whenever possible. In the course of our valuation, given that transactions occurred within 3 months from the Valuation Date are sufficient to derive an objective and reliable opinion of market rent, we deemed the 3-month time frame to be reasonable.*

In our valuation, the rental comparables adopted for each of the industrial properties are exhaustive based on the selection criteria. We consider these comparables are located in the vicinity and are of the same uses, thus are representative of and comparable to the property. The details are as follows:

Comparable	1	2	3
Property Address	Valiant Industrial Centre, No. 2 Au Pui Wan Street, Fo Tan, Sha Tin	Fo Tan Industrial Centre, 26–28 Au Pui Wan St, Fo Tan, Sha Tin	Fu Cheung Centre, Nos. 5–7 Wong Chuk Yeung Street, Fo Tan. Sha Tin
Level	Middle Level	Low Level	High Level
Unit	M	8	F–J
Use	Industrial	Industrial	Industrial
Approximate			
Saleable Area (sq.ft.)	1,120	5,102	9,620
Monthly Rental (HK\$)	18,441	95,000	140,000
Unit Rent (HK\$/sq.ft./month)	16.5	18.6	14.6
Date	27 August 2024	22 August 2024	22 August 2024
Adjustments			
Time	Similar with the property	Similar with the property	Similar with the property
Location	Similar with the property	Inferior to the property	Inferior to the property
Floor	Superior to the property	Similar with the property	Superior to the property
Size	Superior to the property	Superior to the property	Superior to the property
Layout and condition	Inferior to the property	Superior to the property	Inferior to the property

Comparable	4	5	6
Property Address	Wah Yiu Industrial Centre, No. 30 Au Pui Wan Street, Fo Tan, Sha Tin	Fo Tan Industrial Centre, Nos. 26–28 Au Pui Wan St, Fo Tan, Sha Tin	Valiant Industrial Centre, No. 2 Au Pui Wan Street, Fo Tan, Sha Tin
Floor	Middle Level	High Level	Middle level
Unit	1–3	10	F
Use	Industrial	Industrial	Industrial
Approximate			
Saleable Area (sq.ft.)	3,965	2,220	1,954
Monthly Rental (HK\$)	65,775	31,000	32,171
Unit Rent (HK\$/sq.ft./month)	16.6	14.0	16.5
Date	14 August 2024	2 August 2024	10 July 2024
Adjustments			
Time	Similar with the property	Similar with the property	Similar with the property
Location	Inferior to the property	Inferior to the property	Similar with the property
Floor	Superior to the property	Superior to the property	Superior to the property
Size	Superior to the property	Superior to the property	Superior to the property
Layout and condition	Superior to the property	Superior to the property	Inferior to the property

Comparable	7	8	9
Property Address	Wah Wai Centre, Nos. 38-40 Au Pui Wan St, Fo Tan, Sha Tin	Hopeful Factory Centre, Nos. 10-16 Wo Shing Street, Fo Tan, Sha Tin	Fu Cheung Centre, Nos. 5-7 Wong Chuk Yeung Street, Fo Tan, Sha Tin
Floor	High Level	Low Level	High Level
Unit	13	4	J
Use	Industrial	Industrial	Industrial
Approximate			
Saleable Area (sq.ft.)	2,465	1,650	1,930
Monthly Rental (HK\$)	38,192	26,800	27,000
Unit Rent (HK\$/sq.ft./month)	15.5	16.2	14.0
Date	3 July 2024	25 June 2024	21 June 2024
Adjustments			
Time	Similar with the property	Similar with the property	Similar with the property
Location	Inferior to the property	Similar with the property	Inferior to the property
Floor	Superior to the property	Similar with the property	Superior to the property
Size	Superior to the property	Superior to the property	Superior to the property
Layout and condition	Inferior to the property	Inferior to the property	Inferior to the property