

The following is the text of a letter and valuation certificate prepared for the purpose of incorporation in this circular received from Asia-Pacific Consulting and Appraisal Limited, an independent valuer, in connection with its valuation as at 31 October 2024 of the property interests of the Group.



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

23 December 2024

The Board of Directors
Universal Health International Group Holding Limited
Room 2404, 24th Floor, World-Wide House,
19 Des Voeux Road Central,
Central
Hong Kong

Dear Sirs,

Instructions, Purpose and Valuation date

Asia-Pacific Consulting and Appraisal Limited (“APA” or “we”) is instructed by Universal Health International Group Holding Limited (the “**Company**”) to provide valuation service on the property which was held by Jilin Jintian Universal Health Capsules Limited and its two subsidiaries (the “**Target Company**” or “**Jilin Jintian**”) for disclosure purpose. 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 our opinion of the market value of the property interests as at 31 October 2024 (the “**Valuation Date**”).

Basis of Valuation

Our valuation of the property interests represents the market value which we would define as intended to mean “the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion”.

Methods of Valuation

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

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

Valuation Assumptions

Our valuation has been made on the assumption that the seller sells the property interests in the market without the benefit of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which could serve to affect the value of the property interests.

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

Valuation Standards

In valuing the property interests, we have complied with all requirements contained in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited; the RICS Valuation - Professional Standards published by the Royal Institution of Chartered Surveyors; the HKIS Valuation Standards published by the Hong Kong Institute of Surveyors; and the International Valuation Standards published by the International Valuation Standards Council.

Source of Information

We have relied to a very considerable extent on the information given by the Target Company and have accepted advice given to us on such matters as tenure and all other relevant matters.

We have had no reason to doubt the truth and accuracy of the information provided to us by the Target Company. We have also sought confirmation from the Target Company that no material factors have been omitted from the information supplied. 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.

Document and Title Investigation

We have been shown copies Real Estate Title Certificate relating to the property interests and have made relevant enquiries. However, we have not searched the original documents to verify the ownership or to ascertain any amendment. We have relied to a very considerable extent on the information given by the Target Company, and have accepted advice given to us on such matters as tenure, planning approvals, statutory notices, easements, particulars of occupancy, lettings, and all other relevant matters.

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

information has been withheld. We have relied considerably on the advice given by the Company's PRC legal adviser —JunZeJun Law Offices, concerning the validity of the property interests in the PRC.

Area Measurement and Inspection

We have not carried out detailed measurements to verify the correctness of the areas in respect of the properties but have assumed that the areas shown on the 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 properties unless we have been otherwise instructed. 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 properties are free of rot, infestation or any other structural defects. No tests were carried out on any of the services.

The site inspection was carried out in November 2024 by Ms. Jasper Jia who is a member of Royal Institution of Chartered Surveyor and has more than 10 years' experience in property valuation in the PRC and Ms. Ivy Liu who have 6 years' experience in property valuation in the PRC.

Currency

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

Our valuation certificate is enclosed hereby for your attention.

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



David G.D. Cheng
MRICS
Partner

Note: David G.D. Cheng is a Chartered Surveyor who has over 20 years' experience in the valuation of assets in the PRC, Hong Kong and the Asia-Pacific region.

VALUATION CERTIFICATE

Property interests held by the Target Company in the PRC

No.	Property	Description and tenure	Particulars of the Valuation Date	Market value in existing state as at RMB
1.	3 parcels of land, 7 buildings and various structures located at Huinan Economic Development Zone, Huinan County, Tonghua City, Jilin Province, The PRC	<p>The property comprises 7 buildings and various ancillary structures erected on 3 parcels of land with a total site area of approximately 52,205.00 sq.m. completed in various stages from 2008 to 2020.</p> <p>The 7 buildings have a total gross floor area of approximately 22,928.07 sq.m., mainly including industrial buildings and ancillary management buildings.</p> <p>The structures mainly include roads, greening.</p> <p>The land use rights of the property have been granted for a term of 50 years with the expiry date of 30 January 2057 for industrial use.</p>	The property is currently occupied by the Target Company as production workshop and other ancillary facilities.	68,796,000

Notes:

- Pursuant to 7 Real Estate Title Certificates – Ji (2020) Hui Nan Xian Bu Dong Chan Quan Di Nos. 0006872, 0006873, 0006875, and Ji (2024) Hui Nan Xian Bu Dong Chan Quan Di Nos. 0003600, 0003601, 0003602 and 0003603, the land use rights of 3 parcels of land with a total site area of approximately 52,205.00 sq.m. have been granted to the Target Company for a term expiring on 30 January 2057 for industry use, and 7 buildings with a total gross floor area of approximately 22,928.07 sq.m. are owned by the Target Company. The details are set out as follows:

No.	Certificate No.	Usage	Gross Floor Area (sq.m.)
1	0006872	Production workshop	10,027.62
2	0006873	Boiler Building	189.95
3	0006875	Production workshop	3,521.10
4	0003600	Production workshop	2,424.51
5	0003601	Research Building	2,099.04
6	0003602	Office Building	2,241.34
7	0003603	Production workshop	2,424.51
Total			<u>22,928.07</u>

- The total market value RMB68,796,000 consists of market value of land use rights RMB57,420,000 and depreciated replacement cost of buildings and structures RMB11,376,000.

3. We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, inter alia, the following:
 - a. The Target Company have obtained the Real Estate Title Certificates of the property, and there is no revocation or cancellation of these certificates. The target company are the legal owners of the subject property registered under its name before the expiration of the usage period specified in the Real Estate Title Certificates.
 - b. The buildings of the property registered under Real Estate Title Certificates - Ji (2020) Hui Nan Xian Bu Dong Chan Quan Di Nos. 0006872 and 0006873 with a total gross floor area of approximately 10,217.57 sq.m. have been mortgaged to Jilin Huinan Rural Commercial Bank Co., Ltd. and sealed by Gaoyi County People's Court of Hebei Province. The building of property registered under the Real Estate Title Certificate - Ji (2020) Hui Nan Xian Bu Dong Chan Quan Di No. 0006875 with a gross floor area of approximately 3,521.10 sq.m. has been mortgaged to Jilin Huinan Rural Commercial Bank Co., Ltd. For the 3 buildings of the property to mortgage and/or seizure, the target company may transfer or lawfully dispose of such properties after obtaining the consent of the mortgagee and the court's release of the seizure.
 - c. For the remaining 4 buildings with a total gross floor area of approximately 9,189.4 sq.m., there is no mortgage or seizure, the target company may transfer or lawfully dispose such properties.