

Valuation Report

China Agri-Products Exchange Limited

Eleven properties located in Shenzhen, Guangdong Province,
the People's Republic of China

Valuation as at 31 October 2024

24 January 2025

The Directors
China Agri-Products Exchange Limited
Suite 3202, 32/F, Skyline Tower
No. 39 Wang Kwong Road
Kowloon Bay
Kowloon
Hong Kong

Dear Sirs,

Re : Valuation of eleven properties located in Shenzhen, Guangdong Province, the People's Republic of China

INSTRUCTIONS, PURPOSE AND VALUATION DATE

In accordance with the instructions by China Agri-Products Exchange Limited (referred to as the “**Company**”) and its subsidiaries (together referred to as the “**Group**”) for us to value certain properties in the People's Republic of China (the “**PRC**”) (as more particularly described in the valuation report) (individually the “**Property**” or collectively the “**Properties**”), we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market values of the Properties as at 31 October 2024 (the “**Valuation Date**”).

DEFINITION OF MARKET VALUE

Our valuation of each of the Properties represents its market value which in accordance with the HKIS Valuation Standards 2020 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”.

VALUATION BASIS AND ASSUMPTIONS

Our valuations exclude an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangements, 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 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 published by The Stock Exchange of the Hong Kong Limited, and the HKIS Valuation Standards 2020 published by the HKIS.

In the course of our valuation of the Properties in the PRC, we have relied on the information and advice given by the Group and its legal adviser, 廣東卓盈律師事務所, regarding the title of the Properties. In valuing the Properties, we have prepared our valuations on the basis that the owner of each of the Properties has an enforceable title to the respective property and has free and uninterrupted rights to use, occupy or assign the Properties for the whole of the unexpired land use term as granted.

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

In respect of the Properties situated in the PRC, the status of title and grant of major certificates, approvals and licences, in accordance with the information provided by the Group are set out in the notes of the valuation reports.

In valuing the Properties, we have used Income Capitalisation Method by capitalisation of net income derived from the existing tenancies with due allowance for the reversionary income potential of the Properties.

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 the 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 analyzed yields of transactions of the relevant use type.

SOURCE OF INFORMATION

In the course of our valuation, we have relied to a very considerable extent on the information given to us by the Group regarding the title of the Properties. We have accepted advice given by the Group on such matters as planning approvals or statutory notices, easements, tenure, identification of land and buildings, particulars of occupancy, site and floor areas, interest attributable to the Group as at 21 January 2025 being the latest practicable date of the report (the “**Latest Practicable Date**”), and all other relevant matters.

Dimensions, measurements and areas included in the valuation reports are based on information provided to us and are therefore only approximations. We have had no reason to doubt the truth and accuracy or the information provided to us which is material to the valuations. We were also advised by the Group that no material facts have been omitted from the information provided.

TITLE INVESTIGATION

We have been provided with extracts of documents relating to the title of the Properties in the PRC but no searches have been made. We have not searched the original documents to verify ownership or to ascertain any amendment which may not appear on the copies handed to us. We are also unable to ascertain the title of the Properties in the PRC and we have therefore relied on the advice given by the Group and the PRC legal opinion prepared by the Group’s legal adviser regarding the Properties.

Our valuer inspected the exterior and, whenever possible, the interior or the Properties. 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 been able to carry out on-site measurements to verify the site and floor areas of the Properties and we have assumed that the areas shown on the documents handed to us are correct.

Name of valuer	Position	Experience in property valuation (years)		Qualification	Date of inspection
Alex Wei (魏建宇)	Assistant Manager	3		Master's degree	12 November 2024

CURRENCY

Unless otherwise stated, all monetary sums stated in our valuations are in Renminbi (“RMB”), the official currency of the PRC.

We enclose herewith our summary of valuations and valuation reports.

Yours faithfully,
for and on behalf of
Cushman & Wakefield Limited



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

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 knowledge of the market, and the skills and understanding to undertake the valuations competently.

SUMMARY OF VALUATIONS

Property	Market value in existing state as at 31 October 2024 (RMB)	Interest attributable to the Group (%)	Market value in existing state attributable to the Group as at 31 October 2024 (RMB)
Group I — Properties not affected by urban redevelopment scheme in the PRC			
1. Unit No. 3, Level 1, Fenghuang Complex, Fenghuang Road, Huangbeiling, Luohu District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市羅湖區鳳凰路黃貝嶺鳳凰綜合樓一層3單元	13,630,000	50	6,815,000
2. Unit No. 101 of Block no. 49, Jing Bei South, Huangbei Road, Luohu District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市羅湖區黃貝路景貝南49棟市場101單元	37,730,000	50	18,865,000
3. Level 1, Beidou Wet Market Complex, Beidou Road, Luohu District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市羅湖區北斗路 北斗肉菜市場綜合樓1層	5,730,000	50	2,865,000
4. Level 2, Bibo Wet Market, Huangbei Road, Luohu District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市羅湖區黃貝路碧波肉菜市場二層	17,750,000	50	8,875,000
5. Level 1, Honghu Wet Market Complex, Honghu Second Street, Wenjin North Road, Luohu District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市羅湖區文錦北路洪湖二街洪湖肉菜市場綜合樓01層	16,160,000	50	8,080,000

Property	Market value in existing state as at 31 October 2024 (RMB)	Interest attributable to the Group (%)	Market value in existing state attributable to the Group as at 31 October 2024 (RMB)
6. Unit No. 101, Yuanling Wet Market, Yuanling Fifth Street, Futian District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市福田區園嶺五街園 嶺肉菜市場101單元	No commercial value	50	No commercial value
7. Level 1, Shatou Wet Market Complex, Fuhua Road, Futian District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市福田區福華路沙頭 肉菜市場綜合樓一層	22,130,000	50	11,065,000
8. Level 1, Industrial and Sanitation Commercial and Residential Building No. 7-2 Shayan Road, Shatoujiao, Yantian District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市鹽田區沙頭角沙鹽 路7-2號工商環衛商住樓一層	28,470,000	50	14,235,000
9. Level 1, Xili Market Complex, Shahe Road West, Nanshan District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市南山區沙河西路西 麗市場綜合樓裙樓第01層	27,460,000	50	13,730,000
Sub-total of Group I	169,060,000		84,530,000

Property	Market value in existing state as at 31 October 2024 (RMB)	Interest attributable to the Group (%)	Market value in existing state attributable to the Group as at 31 October 2024 (RMB)
Group II — Properties affected by urban redevelopment schemes in the PRC			
10. Level 1, Shajingtou Market Complex, Jingtou Street East, Shatoujiao, Yantian District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市鹽田區沙頭角井頭 東街沙井頭市場綜合樓一層	63,360,000	50	31,680,000
11. Unit Nos. 101, 105 and 202, Yantian Market Complex, Beishan Road South, Yantian District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市鹽田區北山道南則 鹽田市場綜合樓101, 105及202單元	45,330,000	50	22,665,000
Sub-total of Group II	108,690,000		54,345,000
Total of Groups I and II	277,750,000		138,875,000

VALUATION REPORT

Group I — Properties not affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
1. Unit No. 3, Level 1, Fenghuang Complex, Fenghuang Road, Huangbeiling, Luohu District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市羅湖區 鳳凰路黃貝嶺鳳凰綜合樓 一層3單元	Completed in 1986, the subject development is a 5-storey commercial complex erected on a parcel of land with a site area of 986.95 sqm. The Property comprises the wet market portion on Level 1 of the subject development with a total gross floor area of 461.17 sqm. The Property is held with land use rights for a term due to expire on 15 January 2035 for wet market use.	As at the Valuation Date, portions of the Property were leased under various tenancies at a total monthly rent of approximately RMB138,014. The remaining portion was vacant. The longest date of expiry of the above tenancies is 31 December 2024.	RMB13,630,000 (RENMINBI THIRTEEN MILLION SIX HUNDRED THIRTY THOUSAND ONLY) (50% interest attributable to the Group: RMB6,815,000)

Notes:

- (1) According to Real Estate Title Certificate No. 200321048 issued by 深圳市國土資源和房產管理局 (Land Resources and Real Estate Management Bureau of Shenzhen) on 21 July 2006, the real estate title of the Property with a site area of 986.95 sqm and a gross floor area of 461.17 sqm has been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) for a term of 50 years due to expire on 15 January 2035 for wet market use.

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.

- (3) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:
- (a) The Real Estate Title Certificate of the Property is valid, legal and enforceable under the PRC laws;
 - (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) is the legal land user of the Property and has obtained the Real Estate Title Certificate of the Property; and
 - (c) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) has the right to freely use, lease, transfer and dispose of the real estate title of the Property.
- (4) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Income Capitalisation Method on the basis of capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental potential of the Property.

We have made reference to various recent lettings of retail shops within the same district. The monthly rental levels of those retail shop lettings range from approximately RMB311 per sqm to RMB367 per sqm.

The details of the exhaustive list of the rental evidence of retail comparables are tabulated below:

	Comparable no. 1	Comparable no. 2	Comparable no. 3
Name of development	深業東嶺 (Shenye Dongling)	深業東嶺 (Shenye Dongling)	文錦大廈 (Wenjin Building)
District	Luohu District	Luohu District	Luohu District
Address	Shennan East Road	Shennan East Road	Chunfeng Road
Type of property	Retail	Retail	Retail
Date of quote	8 October 2024	1 October 2024	6 December 2024
Monthly rent	RMB28,000	RMB26,600	RMB11,000
Gross floor area	90 sqm	85 sqm	30 sqm
Monthly unit rent	RMB311 per sqm	RMB313 per sqm	RMB367 per sqm

After undertaking appropriate adjustments to those comparables, we have adopted an average unit rent of approximately RMB330 per sqm per month for the Property.

Upon analysing recent sales transactions of retail properties, we noted that the capitalisation rate implied in those transactions is approximately 5%. However, we consider that the Property presents a higher risk profile due to its narrower tenant base. Hence, we have applied a 1% risk premium to the typical capitalisation rate of 5%, to arrive at 6% of capitalisation rate for the Property.

VALUATION REPORT

Group I — Properties not affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
2. Unit No. 101 of Block no. 49, Jing Bei South, Huangbei Road, Luohu District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市羅湖區黃貝路景貝南49棟市場101單元	Completed in 1989, the subject development is a commercial/residential development erected on a parcel of land with a site area of 16,642.03 sqm. The Property comprises the wet market portion on Level 1 of Block no. 49 of the development with a total gross floor area of 2,097.94 sqm. The Property is held with land use rights for a term due to expire on 17 June 2034 for commercial and residential uses.	As at the Valuation Date, portions of the Property were leased under various tenancies at a total monthly rent of approximately RMB376,227. The remaining portion was vacant. The longest date of expiry of the above tenancies is 31 December 2024.	RMB37,730,000 (RENMINBI THIRTY SEVEN MILLION SEVEN HUNDRED THIRTY THOUSAND ONLY) (50% interest attributable to the Group: RMB18,865,000)

Notes:

- (1) According to Real Estate Title Certificate No. 200321046 issued by 深圳市國土資源和房產管理局 (Land Resources and Real Estate Management Bureau of Shenzhen) on 21 July 2006, the real estate title of the Property with a site area of 16,642.03 sqm and a gross floor area of 2,097.94 sqm has been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) for a term of 50 years due to expire on 17 June 2034 for commercial and residential uses.

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.
- (3) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:
- (a) The Real Estate Title Certificate of the Property is valid, legal and enforceable under the PRC laws;
- (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) is the legal land user of the Property and has obtained the Real Estate Title Certificate of the Property; and
- (c) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) has the right to freely use, lease, transfer and dispose of the real estate title of the Property.
- (4) The status of title and grant of major approvals and licences in accordance with the information provided to us by the Group are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Income Capitalisation Method on the basis of capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental potential of the Property.

We have made reference to various recent lettings of retail shops within the same district. The monthly rental levels of those retail shop lettings range from approximately RMB167 per sqm to RMB243 per sqm.

The details of the exhaustive list of the rental evidence of retail comparables are tabulated below:

	Comparable no. 1	Comparable no. 2	Comparable no. 3
Name of development	翠竹大廈 (Cuizhu Building)	鳳凰路商鋪 (Fenghuang Road Shop)	華麗路商鋪 (Huali Road Shop)
District	Luohu District	Luohu District	Luohu District
Address	Cuizhu Road	Fenghuang Road	Huali Road
Type of property	Retail	Retail	Retail
Date of quote	26 November 2024	25 October 2024	17 November 2024
Monthly rent	RMB18,000	RMB50,000	RMB28,000
Gross floor area	100 sqm	300 sqm	115 sqm
Monthly unit rent	RMB180 per sqm	RMB167 per sqm	RMB243 per sqm

After undertaking appropriate adjustments to those comparables, we have adopted an average unit rent of approximately RMB210 per sqm per month for the Property.

Upon analysing recent sales transactions of retail properties, we noted that the capitalisation rate implied in those transactions is approximately 5%. However, we consider that the Property presents a higher risk profile due to its narrower tenant base. Hence, we have applied a 1% risk premium to the typical capitalisation rate of 5%, to arrive at 6% of capitalisation rate for the Property.

VALUATION REPORT

Group I — Properties not affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
3. Level 1, Beidou Wet Market Complex, Beidou Road, Luohu District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市羅湖區 北斗路北斗肉菜市場綜合 樓1層	Completed in 1990, the subject development is a 7-storey commercial complex erected on a parcel of land with a site area of 2,684.00 sqm. The Property comprises the wet market portion on Level 1 of the subject development with a total gross floor area of 899.74 sqm. The Property is held with land use rights for a term due to expire on 15 October 2028 for market/wet market use.	As at the Valuation Date, portions of the Property were leased under various tenancies at a total monthly rent of approximately RMB101,281. The remaining portion was vacant. The longest date of expiry of the above tenancies is 31 December 2024.	RMB5,730,000 (RENMINBI FIVE MILLION SEVEN HUNDRED THIRTY THOUSAND ONLY) (50% interest attributable to the Group: RMB2,865,000)

Notes:

- (1) According to Real Estate Title Certificate No. (2018) 0088571 issued by 深圳市不動產登記中心 (Real Estate Registration Centre of Shenzhen) on 29 May 2018, the real estate title of the Property with a site area of 2,684.00 sqm and a gross floor area of 899.74 sqm has been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) for a term of 40 years due to expire on 15 October 2028 for market/wet market use.

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.

- (3) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:

- (a) The Real Estate Title Certificate of the Property is valid, legal and enforceable under the PRC laws;
- (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) is the legal land user of the Property and has obtained the Real Estate Title Certificate of the Property; and
- (c) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) has the right to freely use, lease, transfer and dispose of the real estate title of the Property.

- (4) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Income Capitalisation Method on the basis of capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental potential of the Property.

We have made reference to various recent lettings of retail shops within the same district. The monthly rental levels of those retail shop lettings range from approximately RMB160 per sqm to RMB200 per sqm.

The details of the exhaustive list of the rental evidence of retail comparables are tabulated below:

	Comparable no. 1	Comparable no. 2	Comparable no. 3
Name of development	匯鑫花園 (Huixin Garden)	文錦花園 (Wenjin Garden)	文錦渡口岸 (Wenjindu Port)
District	Luohu District	Luohu District	Luohu District
Address	Beidou Road	Chunfeng Road	Yanhenan Road
Type of property	Retail	Retail	Retail
Date of quote	4 November 2024	4 November 2024	31 October 2024
Monthly rent	RMB80,000	RMB90,000	RMB600,000
Gross floor area	500 sqm	450 sqm	3,000 sqm
Monthly unit rent	RMB160 per sqm	RMB200 per sqm	RMB200 per sqm

After undertaking appropriate adjustments to those comparables, we have adopted an average unit rent of approximately RMB185 per sqm per month for the Property.

Upon analysing recent sales transactions of retail properties, we noted that the capitalisation rate implied in those transactions is approximately 5%. However, we consider that the Property presents a higher risk profile due to its narrower tenant base. Hence, we have applied a 1% risk premium to the typical capitalisation rate of 5%, to arrive at 6% of capitalisation rate for the Property.

VALUATION REPORT

Group I — Properties not affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
4. Level 2, Bibo Wet Market, Huangbei Road, Luohu District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市羅湖區 黃貝路碧波肉菜市場二層	Completed in 1992, the subject development is a 6-storey commercial/residential complex erected on a parcel of land with a site area of 3,487.36 sqm. The Property comprises the wet market portion on Level 2 of the subject development with a total gross floor area of 1,718.63 sqm. The Property is held with land use rights for a term due to expire on 27 October 2035 for residential and market uses.	As at the Valuation Date, portions of the Property were leased under various tenancies at a total monthly rent of approximately RMB120,460. The remaining portion was vacant. The longest date of expiry of the above tenancies is 31 December 2024.	RMB17,750,000 (RENMINBI SEVENTEEN MILLION SEVEN HUNDRED FIFTY THOUSAND ONLY) (50% interest attributable to the Group: RMB8,875,000)

Notes:

- (1) According to Real Estate Title Certificate No. 200321049 issued by 深圳市國土資源和房產管理局 (Land Resources and Real Estate Management Bureau of Shenzhen) on 21 July 2006, the real estate title of the Property with a site area of 3,487.36 sqm and a gross floor area of 1,718.63 sqm has been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) for a term of 50 years due to expire on 27 October 2035 for residential and market uses.

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.
- (3) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:
- (a) The Real Estate Title Certificate of the Property is valid, legal and enforceable under the PRC laws;
 - (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) is the legal land user of the Property and has obtained the Real Estate Title Certificate of the Property; and
 - (c) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) has the right to freely use, lease, transfer and dispose of the real estate title of the Property.

- (4) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Income Capitalisation Method on the basis of capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental potential of the Property.

We have made reference to various recent lettings of retail shops within the same district. The monthly rental levels of those retail shop lettings range from approximately RMB100 per sqm to RMB125 per sqm.

The details of the exhaustive list of the rental evidence of retail comparables are tabulated below:

	Comparable no. 1	Comparable no. 2	Comparable no. 3
Name of development	華興花園 (Huaxing Garden)	集浩大廈 (Jihao Building)	京基鳳凰印象 (Jingji Phoenix Impression)
District	Luohu District	Luohu District	Luohu District
Address	Xinxu Road	Huangbeiling South Street	Fenghuang Road
Floor Level	Level 2	Level 1	Levels 1 & 2
Type of property	Retail	Retail	Retail
Date of quote	31 October 2024	5 November 2024	20 October 2024
Monthly rent	RMB10,000	RMB10,000	RMB50,000
Gross floor area	80 sqm	100 sqm	460 sqm
Monthly unit rent	RMB125 per sqm.	RMB100 per sqm	RMB109 per sqm

After undertaking appropriate adjustments to those comparables, we have adopted an average unit rent of approximately RMB110 per sqm per month for the Property.

Upon analysing recent sales transactions of retail properties, we noted that the capitalisation rate implied in those transactions is approximately 5%. However, we consider that the Property presents a higher risk profile due to its narrower tenant base. Hence, we have applied a 1% risk premium to the typical capitalisation rate of 5%, to arrive at 6% of capitalisation rate for the Property.

VALUATION REPORT

Group I — Properties not affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
5. Level 1, Honghu Wet Market Complex, Honghu Second Street, Wenjin North Road, Luohu District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市羅湖區 文錦北路洪湖二街洪湖肉 菜市場綜合樓01層	Completed in 1997, the subject development is a 5-storey commercial/ residential complex erected on a parcel of land with a site area of 2,748.00 sqm. The Property comprises the wet market portion on Level 1 of the subject development with a total gross floor area of 1,133.20 sqm. The Property is held with land use rights for a term due to expire on 14 July 2044 for residential and wet market uses.	As at the Valuation Date, portions of the Property were leased under various tenancies at a total monthly rent of approximately RMB90,122. The remaining portion was vacant. The longest date of expiry of the above tenancies is 31 December 2027.	RMB16,160,000 (RENMINBI SIXTEEN MILLION ONE HUNDRED SIXTY THOUSAND ONLY) (50% interest attributable to the Group: RMB8,080,000)

Notes:

- (1) According to Real Estate Title Certificate No. (2018) 0088975 issued by 深圳市不動產登記中心 (Real Estate Registration Centre of Shenzhen) on 27 April 2018, the real estate title of the Property with a site area of 2,748.00 sqm and a gross floor area of 1,133.20 sqm has been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) for a term of 50 years due to expire on 14 July 2044 for residential and wet market uses.

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.

(3) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:

- (a) The Real Estate Title Certificate of the Property is valid, legal and enforceable under the PRC laws;
- (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) is the legal land user of the Property and has obtained the Real Estate Title Certificate of the Property; and
- (c) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) has the right to freely use, lease, transfer and dispose of the real estate title of the Property.

(4) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

(5) In valuing the Property, we have adopted Income Capitalisation Method on the basis of capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental potential of the Property.

We have made reference to various recent lettings of retail shops within the same district. The monthly rental levels of those retail shop lettings range from approximately RMB90 per sqm to RMB107 per sqm.

The details of the exhaustive list of the rental evidence of retail comparables are tabulated below:

	Comparable no. 1	Comparable no. 2	Comparable no. 3
Name of development	向西路商鋪 (Xiangxi Road Shops)	美景大廈 (Meijing Mansion)	德宏天下華府 (Dehong Tianxia Huafu)
District	Luohu District	Luohu District	Luohu District
Address	Xiangxi Road	Wenjin North Road	Wenjin North Road
Type of property	Retail	Retail	Retail
Date of quote	28 October 2024	5 November 2024	26 October 2024
Monthly rent	RMB15,000	RMB4,600	RMB21,200
Gross floor area	140 sqm	49.70 sqm	236 sqm
Monthly unit rent	RMB107 per sqm	RMB93 per sqm	RMB90 per sqm

After undertaking appropriate adjustments to those comparables, we have adopted an average unit rent of approximately RMB110 per sqm per month for the Property.

Upon analysing recent sales transactions of retail properties, we noted that the capitalisation rate implied in those transactions is approximately 5%. However, we consider that the Property presents a higher risk profile due to its narrower tenant base. Hence, we have applied a 1% risk premium to the typical capitalisation rate of 5%, to arrive at 6% of capitalisation rate for the Property.

VALUATION REPORT

Group I — Properties not affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
6. Unit No. 101, Yuanling Wet Market, Yuanling Fifth Street, Futian District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市福田區園嶺五街園嶺肉菜市場101單元	Completed in 1987, the subject development is a 4-storey commercial complex erected on a parcel of land with a site area of 3,837.10 sqm. The Property comprises the wet market portion on Level 1 of the subject development with a total gross floor area of 1,998.33 sqm. The Property is held with land use rights for a term due to expire on 17 June 2024 for wet market use.	As at the Valuation Date, portions of the Property were leased under various tenancies at a total monthly rent of approximately RMB273,286. The remaining portion was vacant. The longest date of expiry of the above tenancies is 31 December 2025.	No commercial value

Notes:

- (1) According to Real Estate Title Certificate No. 300667349 issued by 深圳市國土資源和房產管理局 (Land Resources and Real Estate Management Bureau of Shenzhen) on 8 September 2011, the real estate title of the Property with a site area of 3,837.10 sqm and a gross floor area of 1,998.33 sqm have been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) for a term of 40 years due to expire on 17 June 2024 for wet market use.

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) According to the Real Estate Title Certificate, the term of the land use rights of the Property expired on 17 June 2024.

As advised by the Group, the Group had made application to the local government authority for renewing the term of the land use rights of the Property. The local government authority replied that the renewal exercise could not be processed because there are no clear procedures laid down by the central government authority. However, the local government authority allowed the Property can be used, occupied and let until further notice.

Since the term of land use rights of the Property expired on 17 June 2024 and has come to an end in the absence of affirmative proof of renewal or extension. Therefore, we had assigned no commercial value to the Property.

- (3) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.
- (4) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:
 - (a) The Real Estate Title Certificate of the Property was valid, legal and enforceable under the PRC laws;
 - (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was the legal land user of the Property and had obtained the Real Estate Title Certificate of the Property; and
 - (c) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) had the right to freely use, lease, transfer and dispose of the real estate title of the Property.
- (5) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

VALUATION REPORT

Group I — Properties not affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
7. Level 1, Shatou Wet Market Complex, Fuhua Road, Futian District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市福田區福華路沙頭肉菜市場綜合樓一層	Completed in 1995, the subject development is a 7-storey commercial/residential complex erected on a parcel of land with a site area of 3,507.11 sqm. The Property comprises the wet market portion on Level 1 of the subject development with a total gross floor area of 1,387.40 sqm. The Property is held with land use rights for a term due to expire on 28 October 2043 for residential and wet market uses.	As at the Valuation Date, portions of the Property were leased under various tenancies at a total monthly rent of approximately RMB125,411. The remaining portion was vacant. The longest date of expiry of the above tenancies is 31 December 2024.	RMB22,130,000 (RENMINBI TWENTY TWO MILLION ONE HUNDRED THIRTY THOUSAND ONLY) (50% interest attributable to the Group: RMB11,065,000)

Notes:

- (1) According to Real Estate Title Certificate No. 3000442244 issued by 深圳市國土資源和房產管理局 (Land Resources and Real Estate Management Bureau of Shenzhen) on 14 December 2006, the real estate title of the Property with a site area of 3,507.11 sqm and a gross floor area of 1,387.40 sqm has been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) for a term of 50 years due to expire on 28 October 2043 for wet market use.

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.
- (3) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:
- (a) The Real Estate Title Certificate of the Property is valid, legal and enforceable under the PRC laws;
 - (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) is the legal land user of the Property and has obtained the Real Estate Title Certificate of the Property; and
 - (c) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) has the right to freely use, lease, transfer and dispose of the real estate title of the Property.
- (4) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:
- | | |
|-------------------------------|-----|
| Real Estate Title Certificate | Yes |
| Business Licence | Yes |
- (5) In valuing the Property, we have adopted Income Capitalisation Method on the basis of capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental potential of the Property.

We have made reference to various recent lettings of retail shops within the same district. The monthly rental levels of those retail shop lettings range from approximately RMB112 per sqm to RMB133 per sqm.

The details of the exhaustive list of the rental evidence of retail comparables are tabulated below:

	Comparable no. 1	Comparable no. 2	Comparable no. 3
Name of development	新南苑商鋪 (Xinnanyuan Shop)	新洲花園 (Xinzhou Garden)	濱河路商鋪 (Binhe Road Shops)
District	Futian District	Futian District	Futian District
Address	Xinzhou South Road	Xinzhou 11th Street	Binhe Road
Type of property	Retail	Retail	Retail
Date of quote	17 November 2024	28 October 2024	5 December 2024
Monthly rent	RMB7,000	RMB85,000	RMB40,000
Gross floor area	60 sqm	760 sqm	300 sqm
Monthly unit rent	RMB117 per sqm	RMB112 per sqm	RMB133 per sqm

After undertaking appropriate adjustments to those comparables, we have adopted an average unit rent of approximately RMB125 per sqm per month for the Property.

Upon analysing recent sales transactions of retail properties, we noted that the capitalisation rate implied in those transactions is approximately 5%. However, we consider that the Property presents a higher risk profile due to its narrower tenant base. Hence, we have applied a 1% risk premium to the typical capitalisation rate of 5%, to arrive at 6% of capitalisation rate for the Property.

VALUATION REPORT

Group I — Properties not affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
8. Level 1, Industrial and Sanitation Commercial and Residential Building No. 7-2 Shayan Road, Shatoujiao, Yantian District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市鹽田區沙頭角沙鹽路7-2號工商環衛商住樓一層	Completed in 1990, the subject development is a 2-storey commercial complex erected on a parcel of land with a site area of 1,562.00 sqm. The Property comprises the wet market portion on Level 1 of the subject development with a total gross floor area of 671.50 sqm. The Property is held with land use rights for a term due to expire on 18 April 2038 for residential use.	As at the Valuation Date, portions of the Property were leased under various tenancies at a total monthly rent of approximately RMB254,878. The remaining portion was vacant. The longest date of expiry of the above tenancies is 31 December 2024.	RMB28,470,000 (RENMINBI TWENTY EIGHT MILLION FOUR HUNDRED SEVENTY THOUSAND ONLY) 50% interest attributable to the Group: RMB14,235,000)

Notes:

- (1) According to Real Estate Title Certificate No. 7000038375 issued by 深圳市國土資源和房產管理局 (Land Resources and Real Estate Management Bureau of Shenzhen) on 20 July 2006, the real estate title of the Property with a site area of 1,562.00 sqm and a total gross floor area of 671.50 sqm has been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) for a term of 50 years due to expire on 18 April 2038 for residential use.

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.

- (3) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:
- (a) The Real Estate Title Certificate of the Property is valid, legal and enforceable under the PRC laws;
 - (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) is the legal land user of the Property and has obtained the Real Estate Title Certificate of the Property; and
 - (c) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) has the right to freely use, lease, transfer and dispose of the real estate title of the Property.
- (4) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Income Capitalisation Method on the basis of capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental potential of the Property.

We have made reference to various recent lettings of retail shops within the same district. The monthly rental levels of those retail shop lettings range from approximately RMB400 per sqm to RMB478 per sqm.

The details of the exhaustive list of the rental evidence of retail comparables are tabulated below:

	Comparable no. 1	Comparable no. 2	Comparable no. 3
Name of development	壹海城ONE MALL (Yihai City ONE MALL)	壹海城ONE MALL (Yihai City ONE MALL)	壹海城ONE MALL (Yihai City ONE MALL)
District	Yantian District	Yantian District	Yantian District
Address	Haijing Second Road	Haijing Second Road	Haijing Second Road
Type of property	Retail	Retail	Retail
Date of quote	6 October 2024	6 October 2024	3 September 2024
Monthly rent	RMB10,000	RMB11,000	RMB18,000
Gross floor area	25 sqm	23 sqm	40 sqm
Monthly unit rent	RMB400 per sqm	RMB478 per sqm	RMB450 per sqm

After undertaking appropriate adjustments to those comparables, we have adopted an average unit rent of approximately RMB390 per sqm per month for the Property.

Upon analysing recent sales transactions of retail properties, we noted that the capitalisation rate implied in those transactions is approximately 5%. However, we consider that the Property presents a higher risk profile due to its narrower tenant base. Hence, we have applied a 1% risk premium to the typical capitalisation rate of 5%, to arrive at 6% of capitalisation rate for the Property.

VALUATION REPORT

Group I — Properties not affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
9. Level 1, Xili Market Complex, Shahe Road West, Nanshan District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市南山區沙河西路西麗市場綜合樓裙樓第01層	Completed in 1995, the subject development is a 7-storey commercial complex erected on a parcel of land with a site area of 3,911.00 sqm. The Property comprises the wet market portion on Level 1 of the subject development with a total gross floor area of 2,013.51 sqm. The Property is held with land use rights for a term due to expire on 14 June 2043 for commercial use.	As at the Valuation Date, portions of the Property were leased under various tenancies at a total monthly rent of approximately RMB155,597. The remaining portion was vacant. The longest date of expiry of the above tenancies is 31 December 2024.	RMB27,460,000 (RENMINBI TWENTY SEVEN MILLION FOUR HUNDRED SIXTY THOUSAND ONLY) (50% interest attributable to the Group: RMB13,730,000)

Notes:

- (1) According to Real Estate Title Certificate No. 400276613 issued by 深圳市國土資源和房產管理局 (Land Resources and Real Estate Management Bureau of Shenzhen) on 24 July 2006, the real estate title of the Property with a site area of 3,911.00 sqm and a gross floor area of 2,013.51 sqm has been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) for a term of 50 years due to expire on 14 June 2043 for commercial use.

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.

- (3) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:
- (a) The Real Estate Title Certificate of the Property is valid, legal and enforceable under the PRC laws;
 - (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) is the legal land user of the Property and has obtained the Real Estate Title Certificate of the Property; and
 - (c) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) has the right to freely use, lease, transfer and dispose of the real estate title of the Property.
- (4) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

- (5) In valuing the Property, we have adopted Income Capitalisation Method on the basis of capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental potential of the Property.

We have made reference to various recent lettings of retail shops within the same district. The monthly rental levels of those retail shop lettings range from approximately RMB100 per sqm to RMB125 per sqm.

The details of the exhaustive list of the rental evidence of retail comparables are tabulated below:

	Comparable no. 1	Comparable no. 2	Comparable no. 3
Name of development	睿園產業園商鋪 (Ruiyuan Industrial Park Shop)	西麗綜合商貿城 (Xili Comprehensive Trade City)	創智雲城 (Chuangzhi Cloud City)
District	Nanshan District	Nanshan District	Nanshan District
Address	Longzhu Third Road	Wenyuan Street	Liuxian Avenue/ Chuangke Road
Type of property	Retail	Retail	Retail
Date of quote	14 November 2024	27 November 2024	11 November 2024
Monthly rent	RMB8,000	RMB2,500	RMB30,000
Gross floor area	80 sqm	20 sqm	300 sqm
Monthly unit rent	RMB100 per sqm	RMB125 per sqm	RMB100 per sqm

After undertaking appropriate adjustments to those comparables, we have adopted an average unit rent of approximately RMB103 per sqm per month for the Property.

Upon analysing recent sales transactions of retail properties, we noted that the capitalisation rate implied in those transactions is approximately 5%. However, we consider that the Property presents a higher risk profile due to its narrower tenant base. Hence, we have applied a 1% risk premium to the typical capitalisation rate of 5%, to arrive at 6% of capitalisation rate for the Property.

VALUATION REPORT

Group II — Properties affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
10. Level 1, Shajingtou Market Complex, Jingtou Street East, Shatoujiao, Yantian District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市鹽田區沙頭角井頭東街沙井頭市場綜合樓一層	<p>Completed in 1993, the subject development is a 7-storey commercial/residential complex erected on a parcel of land with a site area of 2,508.80 sqm.</p> <p>The Property comprises the wet market portion on Level 1 of the subject development with a total gross floor area of 1,721.03 sqm.</p> <p>The Property is held with land use rights for a term due to expire on 21 March 2040 for market use.</p> <p>However, the Property is covered under an urban renewal scheme in Shenzhen. 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) entered into an agreement with the developer in July 2020 in respect of the demolition of the Property, temporary relocation for short term operation of the wet market replacement and permanent relocation to a new wet market with a gross floor area of approximately 2,206.95 sqm to the Group in the end of 2026.</p> <p>As advised by the Group, the Property was demolished in July 2020.</p>	<p>As at the Valuation Date, portions of the temporary wet market were leased under various tenancies at a total monthly rent of approximately RMB192,971. The remaining portion was vacant.</p> <p>The longest date of expiry of the above tenancies is 31 December 2024.</p>	<p>RMB63,360,000 (RENMINBI SIXTY THREE MILLION THREE HUNDRED SIXTY THOUSAND ONLY)</p> <p>(50% interest attributable to the Group: RMB31,680,000)</p>

Notes:

- (1) According to Real Estate Title Certificate No. 7000038374 issued by 深圳市國土資源和房產管理局 (Land Resources and Real Estate Management Bureau of Shenzhen) on 20 July 2006, the real estate title of the Property with a site area of 2,508.80 sqm and a gross floor area of 1,721.03 sqm has been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) for a term of 50 years due to expire on 21 March 2040 for market use.

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) However, the Property is covered under an urban renewal scheme in Shenzhen. 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) entered into an agreement with the developer in July 2020 in respect of the demolition of the Property, temporary relocation for short term operation of the wet market replacement and permanent relocation to a new wet market with a gross floor area of approximately 2,206.95 sqm to the Group in the end of 2026.

As advised by the Group, the Property was demolished in July 2020.

Our valuation result (RMB63,360,000) was composed of two parts, one was the rights of use interest of the temporary wet market operated and leased to tenants until the end of 2026 (RMB5,060,000) and the other part was the present value of the new replacement wet market with a gross floor area of approximately 2,206.95 sqm. (RMB58,300,000).

- (3) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.
- (4) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:
- (a) The Real Estate Title Certificate of the Property is valid, legal and enforceable under the PRC laws;
 - (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) is the legal land user of the Property and has obtained the Real Estate Title Certificate of the Property; and
 - (c) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) has the right to freely use, lease, transfer and dispose of the real estate title of the Property.
- (5) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

- (6) In valuing the Property, we have adopted Income Capitalisation Method on the basis of capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental potential of the Property.

We have made reference to various recent lettings of retail shops within the same district. The monthly rental levels of those retail shop lettings range from approximately RMB167 per sqm to RMB200 per sqm.

The details of the exhaustive list of the rental evidence of retail comparables are tabulated below:

	Comparable no. 1	Comparable no. 2	Comparable no. 3
Name of development	旭飛華逸園 (Xufei Huayi Garden)	君臨海城 (Junlin Bay Area)	鹽田壹海城 (Yantian One Mall)
District	Yantian District	Yantian District	Yantian District
Address	Wutong Road	Haishan Road	Haishan Road
Type of property	Retail	Retail	Retail
Date of quote	13 October 2024	26 November 2024	5 November 2024
Monthly rent	RMB4,500	RMB5,000	RMB14,500
Gross floor area	27 sqm	30 sqm	72.40 sqm
Monthly unit rent	RMB167 per sqm.	RMB167 per sqm	RMB200 per sqm

After undertaking appropriate adjustments to those comparables, we have adopted an average unit rent of approximately RMB166 per sqm per month for the Property.

Upon analysing recent sales transactions of retail properties, we noted that the capitalisation rate implied in those transactions is approximately 5%. However, we consider that the Property presents a higher risk profile due to its narrower tenant base. Hence, we have applied a 1% risk premium to the typical capitalisation rate of 5%, to arrive at 6% of capitalisation rate for the Property.

VALUATION REPORT

Group II — Properties affected by urban redevelopment scheme in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 October 2024
11. Unit Nos. 101, 105 and 202, Yantian Market Complex, Beishan Road South, Yantian District, Shenzhen, Guangdong Province, the PRC 中國廣東省深圳市鹽田區北山道南則鹽田市場綜合樓 101, 105及202單元	<p>Completed in 1986, the subject development is a 5-storey commercial complex erected on a parcel of land with a site area of 1,274.30 sqm.</p> <p>The Property comprises the wet market portion on Levels 1 and 2 of the subject development with a total gross floor area of 1,360.22 sqm.</p> <p>The Property is held with land use rights for a term due to expire on 9 August 2023 for retail, office and dormitory uses.</p> <p>However, the Property is covered under an urban renewal scheme in Shenzhen. 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) entered into an agreement with the developer in November 2023 in respect of the demolition of the Property, temporary relocation for short term operation of the wet market replacement and permanent relocation to a new wet market with a gross floor area of approximately 1,632.30 sqm to the Group in the end of 2029.</p> <p>As advised by the Group, the Property was demolished in December 2023.</p>	<p>As at the Valuation Date, portions of temporary wet market were leased under various tenancies at a total monthly rent of approximately RMB170,700. The remaining portion was vacant.</p> <p>The longest date of expiry of the above tenancies is 31 December 2024.</p>	<p>RMB45,330,000 (RENMINBI FORTY FIVE MILLION THREE HUNDRED THIRTY THOUSAND ONLY)</p> <p>(50% interest attributable to the Group: RMB22,665,000)</p>

Notes:

- (1) According to three Real Estate Title Certificates issued by 深圳市國土資源和房產管理局 (Land Resources and Real Estate Management Bureau of Shenzhen) on 21 July 2006, the real estate title of the Property with a site area of 1,274.30 sqm has been vested in 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) with details as follow:

No.	Certificate No.	Expiry Date of Land Use Term	Use	Floor Level	Unit No.	Gross Floor Area (sqm)
1	7000038136	9 August 2023	Retail, office and dormitory	L2	202	589.52
2	7000038137	9 August 2023	Retail, office and dormitory	L1	105	134.84
3	7000038138	9 August 2023	Retail, office and dormitory	L1	101	635.86
Total:						1,360.22

As advised by the Group, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) is a company established in the PRC with limited liability and it is principally engaged in management and sub-licensing of Chinese wet markets in the owned properties and leased properties to tenants. As at the Latest Practicable Date, 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) was jointly controlled by Regal Smart Investment Limited 偉駿投資有限公司, and Shenzhen Agricultural Power, a company listed on the Shenzhen Stock Exchange with the stock code of 000061.SZ, and its subsidiary.

- (2) However, the Property is covered under an urban renewal scheme in Shenzhen. 深圳市集貿市場有限公司 (Shenzhen Trading Market Company Limited) entered into an agreement with the developer in November 2023 in respect of the demolition of the Property, temporary relocation for short term operation of the wet market replacement and permanent relocation to a new wet market with a gross floor area of approximately 1,632.30 sqm to the Group in the end of 2029.

As advised by the Group, the Property was demolished in December 2023.

Our valuation result (RMB45,330,000) was composed of two parts, one was the rights of use interest of the temporary wet market operated and leased to tenants until the end of 2029 (RMB9,130,000) and the other part was the present value of the new replacement wet market with a gross floor area of approximately 1,632.30 sqm. (RMB36,200,000).

- (3) According to Business Licence No. 91440300708449591J dated 8 February 2018, 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) was established on 8 September 1998 as a limited liability company.
- (4) We have been provided with a legal opinion issued by the Group's PRC legal adviser, which contains, inter alia, the following information:
- (a) The Real Estate Title Certificates of the Property are valid, legal and enforceable under the PRC laws;
- (b) 深圳市集貿市場有限公司 (Shenzhen Trading Market Co., Ltd.) is the legal land user of the Property and has obtained the Real Estate Title Certificates of the Property; and

(c) 深圳市集贸市场有限公司 (Shenzhen Trading Market Co., Ltd.) has the right to freely use, lease, transfer and dispose of the real estate title of the Property.

- (5) The status of title and grant of major approvals and licences in accordance with the information provided by the Group are as follows:

Real Estate Title Certificate	Yes
Business Licence	Yes

- (6) In valuing the Property, we have adopted Income Capitalisation Method on the basis of capitalisation of net rental income derived from the existing tenancies with allowance for the reversionary rental potential of the Property.

We have made reference to various recent lettings of retail shops within the same district. The monthly rental levels of those retail shop lettings range from approximately RMB167 per sqm to RMB206 per sqm.

The details of the exhaustive list of the rental evidence of retail comparables are tabulated below:

	Comparable no. 1	Comparable no. 2	Comparable no. 3
Name of development	佳兆業·西山嚇庭苑 (Kaisa Xishanxiating Garden)	佳兆業·西山嚇庭苑 (Kaisa Xishanxiating Garden)	君臨海域 (Junlin Bay Area)
District	Yantian District	Yantian District	Yantian District
Address	Wutong Road	Cuitong Road	Haishan Road
Type of property	Retail	Retail	Retail
Date of quote	14 November 2024	20 September 2024	26 November 2024
Monthly rent	RMB10,600	RMB10,900	RMB5,000
Gross floor area	54 sqm	53 sqm	30 sqm
Monthly unit rent	RMB196 per sqm	RMB206 per sqm	RMB167 per sqm

After undertaking appropriate adjustments to those comparables, we have adopted an average unit rent of approximately RMB166 per sqm per month for the Property.

Upon analysing recent sales transactions of retail properties, we noted that the capitalisation rate implied in those transactions is approximately 5%. However, we consider that the Property presents a higher risk profile due to its narrower tenant base. Hence, we have applied a 1% risk premium to the typical capitalisation rate of 5%, to arrive at 6% of capitalisation rate for the Property.