



Knight Frank Petty Limited
4/F, Shui On Centre
6-8 Harbour Road
Wanchai, Hong Kong

27 March 2025

The Board of Directors
Wei Yuan Holdings Limited
37 Kranji Link
Singapore 728643

Dear Sirs

VALUATION OF 18 CHIN BEE DRIVE SINGAPORE 619865 (THE “PROPERTY”)

In accordance with the instruction to us from Wei Yuan Holdings Limited (hereinafter referred to as the “**Company**”) to value the Property, we confirm that we have made relevant enquiries and carried out searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market value of the Property in its existing state as at 7 February 2025 (the “**Valuation Date**”) for public disclosure purposes.

LR 5.06

Basis of Valuation

In arriving at our opinion of the market value, we followed “The HKIS Valuation Standards” issued by The Hong Kong Institute of Surveyors (“**HKIS**”), “The RICS Valuation — Global Standards” issued by the Royal Institution of Chartered Surveyors (“**RICS**”) and the Singapore Institute of Surveyors and Valuers (“**SISV**”) Valuation Standards and Practice Guidelines. Under the said standards, Market Value is defined as: -

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“the estimated amount for which an asset or liability should exchange on 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”.

Market Value is also understood as the estimated exchange price of an asset without regard to the seller’s costs of sale or the buyer’s costs of purchase and without adjustment for any taxes payable by either party as a direct result of the transaction.

Market Value is the most probable price reasonably obtainable in the market on the valuation date in keeping with the market value definition. It is the best price reasonably obtainable by the seller and the most advantageous price reasonably obtainable by the buyer. This estimate specifically excludes an estimated price inflated or deflated by special terms or circumstances such as a typical 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.

Our valuation complies with the requirements set out in “The HKIS Valuation Standards” issued by HKIS and “RICS Valuation — Global Standards” issued by RICS, “The Valuation Standards and Practice Guidelines” issued by SISV and Chapter 5 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“**Listing Rules**”).

LR 5.05

Our valuation is based on 100% of the leasehold interest in the Property.

Valuation Methodology

Our valuation has been undertaken using appropriate valuation methodology and our professional judgement. In arriving at the market value of the Property, we have considered the Market Approach as relevant sale transactions are available in the open market. We have adopted the Market Approach on the basis of a collation and analysis of appropriate comparable transactions. To ensure fairness and reasonability of our valuation, we have made appropriate adjustments to reflect the differences between the Property and the selected comparable properties. The adjustments considered include tenure, location, age/condition, number of storeys, size, and other material factors.

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Our valuation is prepared on the basis that the Property is in its existing physical state and with vacant possession as at the Valuation Date.

Expertise

The valuer, on behalf of Knight Frank Petty Limited, with the responsibility for this report is Mr. Joel Teh MRICS MHKIS RPS(GP) RICS Registered Valuer who has about 10 years of valuation experience. We confirm that the valuer meets the requirements of HKIS Valuation Standards and the RICS Valuation — Global Standards, having sufficient current knowledge of the particular market and the skills and understanding to undertake the valuation competently. Our valuation is prepared in an unbiased and professional manner.

Valuation Assumptions and Conditions

Our valuation is subject to the following assumptions and conditions: -

Title Documents and Encumbrances

We have conducted relevant land search from the Singapore Land Authority. We have not, however, examined the original documents to verify ownership or to ascertain the existence of any amendment which does not appear on the copies handed to us. In our valuation, we have assumed a good and marketable title and that all documentation is satisfactorily drawn. We have also assumed that the Property is not subject to any unusual or onerous covenants, restrictions, encumbrances or outgoing. These assumptions are considered valid by the Company.

Disposal Costs and Liabilities

No allowance has been made in our report for any charges, mortgages or amounts owing on the Property nor for any expenses or taxation which may be incurred in effecting a sale.

Sources of Information

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We have relied to a very considerable extent on information given by the Company and JTC Corporation and have accepted advice given to us such as land/floor areas, tenure and all other relevant matters. We have not verified the correctness of any information, whether in writing or verbally by yourselves, your representatives or by your legal or professional advisers or by any (or any apparent) occupier of the Property or contained on the register of title. We assume that this information is complete and correct. We have had no reason to doubt the truth and accuracy of the information provided to us by the Company which is material to the valuations. We were also advised by the Company that no material facts have been omitted from the information provided.

Inspection

We have inspected the Property on 18 December 2024. Inspection of the Property was undertaken by Ms. Woo Ai Lian MSISV Registered Valuer, who has more than 30 years of experience in valuing properties in Singapore. Nevertheless, we have assumed in our valuation that the Property was in satisfactory order without any unauthorized extension or structural alterations or illegal uses as at the Valuation Date, unless otherwise stated.

Identity of the Property to be Valued

We have exercised reasonable care and skill to ensure that the Property, identified by the Property address in your instructions, is the Property inspected by us and contained within our valuation report. If there is ambiguity as to the property address, or the extent of the Property to be valued, this should be drawn to our attention in your instruction or immediately upon receipt of our report.

Property Insurance

We have valued the Property on the assumption that, in all respects, it is insurable against all usual risks including terrorism, flooding and rising water table at normal, commercially acceptable premiums.

Areas and Age

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

Structural and Services Condition

We have carried out a visual inspection only without any structural investigation or survey. During our limited inspection, we did not inspect any inaccessible areas. We are unable to confirm whether the Property is free from urgent or significant defects or items of disrepair, or any deleterious materials have been used in the construction of the Property. Our valuation has therefore been undertaken on the assumption that the Property was in satisfactory condition and contains no deleterious materials and it is in sound order and free from structural faults, rot, infestation or other defects.

Ground Condition

We have assumed there to be no unidentified adverse ground or soil conditions and that the load bearing qualities of the site of the Property are sufficient to support the building constructed or to be constructed thereon; and that the services are suitable for any existing or future development. Our valuation is therefore prepared on the basis that no extraordinary expenses or delays will be incurred in this respect.

Environmental Issues

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5.10

We are not environmental specialists and therefore we have not carried out any scientific investigations of sites or buildings to establish the existence or otherwise of any environmental contamination, nor have we undertaken searches of public archives to seek evidence of past activities that might identify potential for contamination. In the absence of appropriate investigations and where there is no apparent reason to suspect the potential of contamination, our valuation is prepared on the assumption that the Property is unaffected. Where contamination is suspected or confirmed, but an adequate investigation has not been carried out and made available to us, then the valuation will be qualified.

Compliance with Relevant Ordinances and Regulations

We have assumed the Property was constructed, occupied, and used in full compliance with, and without contravention of any ordinance, statutory requirement and notices except only where otherwise stated. We have further assumed that, for any use of the Property upon which this report is based, any and all required licenses, permits, certificates, consents, approvals, and authorisation have been obtained, expected only where otherwise stated.

Remarks

In accordance with our standard practice, we must state that this report and valuation is for the use of the party to whom it is addressed, and no responsibility is accepted to any third party for the whole or any part of its contents. We do not accept liability to any third party or for any direct or indirect consequential losses or loss of profits as a result of this report.

We have prepared the valuation based on information and data available to us as at the Valuation Date. It must be recognised changes in policy direction, mortgage requirements, social and international tensions could be immediate and have sweeping impact on the real estate market apart from typical market fluctuation. It should therefore be noted that any market, policy, geopolitical or social changes or other unexpected incidents after the Valuation Date may affect the value of the Property.

Currency

Unless otherwise stated, all money amounts stated in our valuations are in Singapore Dollars (S\$).

Area Conversion

The area conversion factors in this report are taken as follows:


1 square metre (sq. m.) = 10.7639 square feet (sq. ft.)

We enclose herewith our valuation report.

Yours faithfully

For and on behalf of

Knight Frank Petty Limited



Joel Teh
MRICS MHKIS RPS(GP) RICS Registered Valuer
Director, Valuation & Advisory



Cyrus Fong
FRICS FHKIS RPS(GP) RICS Registered Valuer
Executive Director, Head of Valuation & Advisory

Note: Mr Joel Teh is a qualified valuer who has about 10 years of extensive experiences in valuation of properties including development sites, residential, commercial, industrial properties in Hong Kong and the Asia Pacific region.

Mr. Cyrus Fong is a qualified valuer who has about 15 years of extensive experiences in valuation of properties including development sites, residential, commercial, industrial properties in Hong Kong, Asia Pacific region for various valuation purposes.

PROPERTY TO BE ACQUIRED BY THE GROUPLR5.02B,
5.06, 5.10**VALUATION**

Property Interest	Description and tenure	Particulars of occupancy	Market value in existing state as at 7 February 2025
18 Chin Bee Drive, Singapore 619865 (the "Property")	<p>The Property is located at the south-eastern junction of Chin Bee Drive and Third Chin Bee Road, off Corporation Road/Jalan Boon Lay, approximately 16.5 km from the City Centre. It is located within the Jurong Industrial Estate.</p> <p>The Property comprises a 3-storey production/warehouse with mezzanine office building, a single-storey with mezzanine level factory building, a single-storey workshop/warehouse building, linkway and car park shed.</p> <p>We understand that the single-storey with mezzanine level factory building was completed in 1976, and the additions and alterations (A&A) works were completed in 1981 and 1992 while the 3-storey production/warehouse with mezzanine level office building and car park shed were completed in 2002.</p> <p>According to the information from Certificate of Title from the Singapore Land Authority, the land area of the Property is approximately 9,861.80 sq. m. (106,151 sq. ft.).</p>	As of the Valuation Date, the Property is vacant.	S\$18,600,000 (Singapore Dollars Eighteen Million and Six Hundred Thousand)

Property Interest	Description and tenure	Particulars of occupancy	Market value in existing state as at 7 February 2025
	<p>The Gross Floor Area (GFA) is approximately 8,635.76 sq. m. (92,954 sq. ft.) as per the JTC Corporation.</p> <p>According to the JTC Conditions of Tender, the tenure will be a fresh 20-year lease. We understand that the lease will commence on 26 April 2025. As at the Valuation Date, the lease term of the Property is 20.0 years.</p> <p>The Property is sold by JTC on the basis as land and building premium. We understand that there is no annual land rent payable to JTC.</p> <p>We understand that the Property is authorised for the following usage: (i) workshop for repair and maintenance of the lessee's vehicles, (ii) parking of the lessee's vehicles; and (iii) ancillary dormitory.</p>		

Notes:

- (1) This valuation was conducted in collaboration with Knight Frank Singapore, which includes two licensed local valuers holding Licence Nos AD041-2008950C and AD041-2004048B registered with the Inland Revenue Authority of Singapore. They bring extensive experience of 20 to 30 years in property valuation and consultancy in Singapore.
- (2) Pursuant to the Certificate of Title records obtained from the Singapore Land Authority, the registered owner of the Property as at the Valuation Date is Jurong Town Corporation. We understand that the Property will be leased by JTC Corporation to Wee Guan Construction Pte Ltd. LR5.02B, 5.06, 5.10
- (3) According to the 2019 Edition of Master Plan, the Property falls within the "Business 2" zoning with a gross plot ratio of 1.4

- (4) A private title search was made at the Singapore Titles Automated Registration System from Singapore Land Authority on 11 December 2024. Brief particulars of the title are as follows: -

Legal Description	:	Lot No.3278K Mukim 6
Tenure	:	Fresh 20-year lease commencing from 26 April 2025
Land Area	:	9,861.80 sq m
GFA	:	8,635.76 sq m

- (5) We have considered various valuation approaches in valuing the Property, including market approach, income approach and cost approach. The market approach was adopted as it is widely recognised as the most appropriate valuation method for similar properties due to the availability of relevant and verifiable market comparables. Given that the Property is leased by JTC through public tender, there is limited information to reliably apply the income or cost approach.
- (6) Our valuation has been undertaken using appropriate valuation methodology and our professional judgement. We have valued the Property primarily by using the Market Approach. In the course of our valuation of the Property, we have identified and analyzed various relevant sales transactions of detached factory in the locality of the Property which have similar characteristic as the property on an exhaustive basis. The main criteria of selection are property type, location, timing of transaction, size, age, condition and lease structure, particularly transactions with land and building premium paid (that is without annual land rent payable to JTC). The adopted comparables are leasehold industrial factories in Jurong Industrial Park which are transacted in May 2024 to January 2025 and are deemed appropriate and representative. We have excluded sale transactions that are more than nine months old from our valuation date to ensure the use of the most recent and relevant market data to arrive at our opinion of the market value of the Property.

The sales transactions are shown below:

	COMPARABLE 1	COMPARABLE 2	COMPARABLE 3
PROPERTY INFORMATION			
Property	31 Gul Lane	11 Tractor Road	12 Joo Koon Road
Type of Property	A 2-storey factory with a 3-storey annex building	A single-storey factory with a 3-storey annex building	A 5-storey factory building with a 2-storey office building and 2 single-storey warehouses
Tenure	Leasehold 16 years	Leasehold 20 years	Leasehold 20 years
Estimated Year of Completion	1980s and A&A works in 1990s	1970s	1980s and extensive A&A works in 1990s
Land Area (sq m)	5,081.9	5,220.4	14,393.0
Approximate Gross Floor Area (GFA) (sq m)	4,395.9	2,230.6	9,861.2
Road Frontage	Single frontage	Single frontage	Single frontage
Tender Closing Date	September 2024	May 2024	May 2024
Contract Price	S\$7,828,888	S\$8,167,760	S\$16,888,999
Contract Price (per sq m over GFA)	S\$1,781	S\$3,662	S\$1,713
ADJUSTMENT FACTORS			
Tenure	Upward adjustment as the tenure is shorter than the Property	Similar to the Property	Similar to the Property
Location	Upward adjustment as the Comparable is inferior to the Property	Similar to the Property	Upward adjustment as the Comparable is inferior to the Property
Size	Downward adjustments as the GFA is almost 2 times larger than the Comparable	Downward adjustments as the GFA is almost 4 times larger than the Comparable	Upward adjustments as the GFA is slightly smaller than the Comparable
Age/Condition	Downward adjustment as the Comparable is more superior than the Property	Upward adjustment as the Property is more superior than the Comparable	Similar to the Property
Number of storeys	Downward adjustments as the comparable has fewer number of storey than the Property	Downward adjustments as the comparable has fewer number of storey than the Property	Upward adjustments as the Property has fewer number of storeys than the Comparable
Frontage	Upward adjustment as the Property has two frontages	Upward adjustment as the Property has two frontages	Upward adjustment as the Property has two frontages
Total Adjustments	+8.0%	-34.0%	+24.0%
Adjusted GFA Rate per sq m.	S\$1,923	S\$2,417	S\$2,124
<i>Source : JTC</i>			

We have taken into consideration the prevailing market conditions and adjustments were made, where appropriate, for differences in tenure, location, age/condition, number of storeys, size and frontage, before arriving at the market value of the Property.

The adjusted unit rates of the comparables range from S\$1,923 to S\$2,417 per sq m over GFA. We have adopted an equal weightage for each of the comparable and represents a weighted average of S\$2,154 per sq m over the GFA. We multiplied the adjusted unit rate (S\$2,154) by the GFA of the Property (8,635.76 sq m) to arrive at the Market Value of the Property (approximately S\$18,600,000).

We are of the opinion that the derived Market Value of the Property based on the Market Approach at S\$18,600,000 or a unit rate of S\$2,154 per sq m over GFA of 8,635.76 sq m is fair and reasonable and falls within the approximate floor area value per sq m of the market comparables.