

IN RESPECT OF A PROPERTY LOCATED
IN DONGYING CITY, SHANDONG
PROVINCE, THE PEOPLE'S REPUBLIC
OF CHINA



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The Directors

Energy International Investments Holdings Limited

Units 4307-08, Office Tower,

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1 Harbour Road,

Wanchai, Hong Kong

8 April 2025

Our Ref.: P/HK/2025/VAL/0041c

Dear Sirs,

RE: IN RESPECT OF A PROPERTY LOCATED IN DONGYING CITY, SHANDONG PROVINCE, THE PEOPLE'S REPUBLIC OF CHINA (THE "PROPERTY")

In accordance with the instructions from Energy International Investments Holdings Limited (the "**Company**") for us to value the Property held by the Company and its subsidiaries (hereinafter together referred to as the "**Group**") for owner occupation and situated in The People's Republic of China (the "**PRC**"), we confirm that we have made relevant enquiries 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 as at 31 January 2025 (the "**Valuation Date**") for the purpose of incorporation into the circular issued by the Company.

BASIS OF VALUATION

Our valuation of the Property is our opinion of its market value which we would define as intended to mean "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". The definition is in accordance with the "HKIS Valuation Standards 2020" published by the Hong Kong Institute of Surveyors.

Market value is understood as the value of an asset or liability estimated without regard to costs of sale or purchase (or transaction) and without offset for any associated taxes or potential taxes.

We are independent of the Company and our valuation is prepared in accordance with the "HKIS Valuation Standards 2020" published by the Hong Kong Institute of Surveyors and the requirements set out in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited.



VALUATION ASSUMPTIONS

Our valuation has been made on the assumption that the owner sells the Property on the open market without the benefit or burden of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which would serve to affect the value of the Property.

No allowance has been made in our valuation report for any charge, mortgage or amount owing on the Property nor for any expense or taxation which may be incurred in effecting a sale. According to the legal opinion dated 8 April 2025 provided to us by the Company's PRC legal adviser, Shandong Lingxian Law Firm, the Property is free from encumbrances, restrictions and outgoings of an onerous nature which could affect its value.

VALUATION METHODOLOGY

For the valuation of market value of a property, there are three generally adopted approaches, namely Market Approach, Income Approach and Cost Approach. Market Approach involves the analysis of recent market transaction evidence of similar properties to compare with the subject property and appropriate adjustments on the differences between the comparable properties and subject property is allowed. This method is generally adopted for properties with adequate sales evidence, such as residential and office properties. Income Approach is the method converting the income stream of a property into the market value. It is most adopted and accepted for valuation of property creates rental income because purchaser and investor prefer to estimate the market value of an income producing property based on the estimated income. Cost Approach is the method that provides an indication of value using the economic principle that a buyer will pay no more for an asset than the cost to obtain an asset of equal utility, whether by purchase or construction. Cost Approach shall not be applied in a valuation unless there is no suitable market information and the subject property is not income producing.

Adopted Valuation Method

We have adopted the Market Approach for the valuation of the Property, as it is a self-used office and does not generate rental income. The Market Approach is suitable in this case because it involves analysing comparable office properties in the sales market and applying appropriate adjustments to account for differences between the comparables and the Property.

While there is adequate comparables available for office properties, the Property is a standalone high-end Corporate Mansion (“商業別墅”), and there is currently no price list available for another upcoming projects in the city. As a result, in addition to referring to general office property comparables within the same city, we have also considered comparable transactions in another city of a similar tier to account for the specific characteristics of this property type.

Given this uniqueness, the Market Approach was selected as the most appropriate valuation method. The Cost Approach was not adopted because the valuation of an owner-occupied office property is typically driven by market demand and transaction comparability rather than construction costs alone. While the Cost Approach is useful in cases where market data is scarce, it does not reflect how buyers and sellers



determine real estate value in an active market, especially for premium, non-standard office assets like Corporate Mansions.

The Market Approach was applied by analysing recent transactions of comparable office properties within Dongying City and similar-tier cities, adjusting for differences in location, size, property usage, and building specifications. Even though direct comparables for Corporate Mansions are limited, adjustments were made using broader office market data to ensure the valuation fairly represents the realistic market value of the asset. Given these considerations, the Market Approach provides the most accurate and reasonable estimation of the property's fair value, aligning with industry best practices for similar high-end commercial assets.

The fair value of approximately RMB28.5 million was determined based on the Market Approach, using key valuation inputs derived from comparable transactions. The primary valuation input is the Gross Floor Area ("GFA") of the Property, which is 1,938.05 sq.m. To establish a market-based valuation, we identified similar-type office property transactions within Dongying City as well as comparable Corporate Mansion projects in a similar-tier city within Shandong Province.

Nature	Comparable 1 Commercial	Comparable 2 Commercial	Comparable 3 Commercial	Comparable 4 Commercial	Comparable 5 Commercial	Comparable 6 Commercial
GFA (sq.m.)	651.98	214.00	91.61	440.00	425.50	5,940.00
Effective GFA (sq.m.)						
Price (RMB)	8,470,000	2,360,000	980,000	5,399,700	5,000,000	86,130,000
Unit Price (RMB/sq.m.)	<u>12,991</u>	<u>11,028</u>	<u>10,698</u>	<u>12,272</u>	<u>11,751</u>	<u>14,500</u>
Total Adjustments	25.4%	39.6%	39.3%	2.0%	2.0%	18.0%
Adjusted Unit Price (RMB/sq.m.)	16,294.6	15,389.8	14,902.4	12,518.0	11,982.9	17,110.6
Weight	<u>16.7%</u>	<u>16.7%</u>	<u>16.7%</u>	<u>16.7%</u>	<u>16.7%</u>	<u>16.7%</u>
Adjusted Average Unit Rate (RMB/sq.m.)	14,699.7					
Adopted Unit Rate (RMB/sq.m.)	14,700.0					

Sources: 58.com (a local real estate agency websites and listing platforms)

The adopted unit rate of RMB14,700 per sq.m. was derived from six comparable commercial properties, including three Corporate Mansion-type units located in similar-tier cities within Shandong Province. Adjustments were made for asking vs. transacted prices, location, plot ratio, size, property type, and quality. Each comparable was assigned equal weight after adjustments. The resulting adjusted average unit rate of RMB14,699.7 per sq.m. supports the adopted valuation figure, and the methodology is consistent with generally accepted valuation standards.

To ensure accuracy, adjustments were made to account for differences between the Property and the selected comparables, considering factors such as location, size, plot ratio, property type, and overall building quality. Each comparable was adjusted accordingly, and a weighted average approach was applied, where all comparables were given equal weight to reflect market trends objectively. After applying these



adjustments, the final weighted average unit rate for the Property was determined to be RMB14,700 per sq.m., which was then multiplied by the total GFA to derive the fair value of approximately RMB28.5 million.

TITLE AND ASSUMPTIONS

We have been provided with copies of extracts of title documents relating to the Property. However, we have not caused title searches to be made for the Property at the relevant government bureaus in the PRC and have not inspected the original documents to verify the ownership, encumbrances or the existence of any subsequent amendments which may not appear on the copies handed to us. In undertaking our valuation for the Property in the PRC, we have relied on the legal opinion dated 8 April 2025 provided by the Company's PRC legal adviser, Shandong Lingxian Law Firm, regarding the title and other legal matters to the Property.

SOURCES OF INFORMATION

We have relied to a very considerable extent on information given by the Company and have accepted advice given to us on such matters as specifications of the port, area information, tenancy agreements and all other relevant matters. As per instruction, we have prepared our valuation based on the area information provided by the Company. Dimensions, measurements and areas included in the valuation report are based on information contained in the documents provided to us by the Company and therefore are only approximations. We have no reason to doubt the truth and accuracy of the information provided to us by the Company and have been advised by the Company that no material facts have been omitted from the information provided.

SITE INSPECTIONS

A virtual site inspection was performed by Joe Z.H. Zhang in February 2025. During the virtual inspection, we have inspected the exterior and, where possible, the interior of the Property. We have not inspected those parts of the Property which were covered, unexposed or inaccessible and such parts have been assumed to be in reasonable condition. We have not carried out detailed measurements to verify the correctness of the areas in respect of the Property but have assumed that the areas shown on the title documents handed to us are correct. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations.

In the course of our inspections, we did not notice any serious defects. However, no structural survey has been made and we are therefore unable to report whether the Property are free of rot, infestation or any other structural defects. No tests have been carried out on any of the services.

LIMITATION OF LIABILITIES

This report is issued on the understanding that you have drawn our attention to all matters of which they are aware concerning the Property which may have an impact on our report up to the valuation date. We have



no responsibility to update this report for events and circumstances occurring after the date of our assessment but will be pleased to discuss further instructions as may be required.

INDEPENDENCY

We do not have any direct or indirect interest in any assets which had been acquired or disposed of by, or leased to, or which are proposed to be acquired or disposed of by, or leased to, any member of the Group since 31 March 2024 (being the date to which the latest published audited financial statements of the Company were made up) and do not have any securities or direct or indirect shareholding interest in any member of the Group, or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in any member of the Group.

CURRENCY

Unless otherwise stated, all monetary amounts in our valuation report are in Renminbi (“RMB”).

Our valuation report is attached.

Yours faithfully,
For and on behalf of

APAC Asset Valuation and Consulting Limited



Sam K.S. Lo MRICS, CPA, CFA, FRM
Director



Joe Z.H. Zhang MRICS
Associate Director

Note: Mr. Sam, K.S. Lo is a member of the Royal Institution of Chartered Surveyors (MRICS). He is also a CPA, CFA and FRM member/charterholder. He has 18 years of extensive and diversified valuation experience on properties, companies, and financial instruments over Asia Pacific.

Mr. Joe Z.H. Zhang is a member of the Royal Institution of Chartered Surveyors (MRICS) and an Associate of CPA Australia (ASA). He has 13 years of extensive and diversified valuation and consultancy experience in the real estate related industries in Hong Kong, Mainland China and Southeast Asia.



VALUATION REPORT

<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Fair value in existing state as at 31 January 2025</u>
Office Building No. 3, The Yellow River Delta International Plaza, 379 Yunhe Road, Dongying City, Shandong Province, the PRC	<p>Office Building No. 3 (completed in 2021 and approximately three years old as of the valuation date) of The Yellow River Delta International Plaza is a commercial building.</p> <p>The Property is a three-storey office building with a gross floor area of 1,938.05 sq.m.</p> <p>The land use right of the property has been granted for a term expiring on 12 July 2050 for commercial use.</p>	<p>As at the valuation date, the Property is a self-owned office property situated on commercial use land. It is intended for corporate office operations and is currently occupied by Shundong Port as its new office.</p>	<p>RMB28,500,000 (Purchased in August 2024 for the consideration of approximately RMB32,435,000, including value-added tax)</p>

Notes:

- Pursuant to the Building Ownership Certificates – Lu (2024) Dong Ying Shi Bu Dong Chan Quan Di No. 0050392, the building ownership rights of the Property with a total gross area of 1,938.05 sq.m., are legally owned by 山東順東港務有限公司 (“**Shundong Port**”).
- We have been provided with a legal opinion on the Property dated 8 April 2025 issued by the Company’s PRC legal adviser, which contains, inter alia, the followings:
 - Shundong Port has legally obtained the use right of the Property and is the registered owner of Property;
 - Shundong Port is entitled to occupy, use, earn from, dispose of (including but not limited to transfer or lease) the Property legally; and
 - there is no restriction for Shundong Port to sell, transfer and mortgage of the Property and the Property is free from other encumbrances such as sealing, freezing, compulsory expropriation and litigation.
- The book value of the Property as of 31 October 2024 was approximately RMB30.7 million. The valuation as of 31 January 2025, based on updated market conditions and comparable transactions, reflects an adjusted fair value of approximately RMB28.5 million. The decrease in valuation was



attributable to the latest market transaction data, adjustments made to reflect current property market trends, and refinements in comparable analysis. The assumptions used in the valuation as of 31 January 2025 have been reviewed to ensure alignment with prevailing market conditions and valuation methodologies. There have been no material changes in the physical condition, land use right, or usage of the Property between the two valuation dates.

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