

Valuation Report

prepared for

Eminence Enterprise Limited

Valuation of Showcase and Shops 1, 2 & 3 on
Ground Floor, Shop 1 on 1st Floor, Shop 1
on 2nd Floor and Staircase & Observation Lift
Areas, Fa Yuen Plaza, No 19 Fa Yuen Street,
Kowloon, Hong Kong

The Board of Directors

Eminence Enterprise Limited
Block A, 7th Floor,
Hong Kong Spinners Industrial Building Phase 6,
Nos. 481-483 Castle Peak Road,
Cheung Sha Wan, Kowloon, Hong Kong

25 November 2025

Dear Sirs,

INSTRUCTION AND VALUATION DATE

We refer to your instructions for us to assess the Market Value of the property interests located in Hong Kong to be acquired by Eminence Enterprise Limited (the “Company”) and its subsidiaries (hereinafter together referred to as the “Group”) for the purposes of public disclosure. We confirm that we have carried out inspection, made relevant enquiries and searches and obtained such further information as we consider necessary in order to provide you with our opinion of the Market Value of the property interests as at 31 August 2025 (the “Valuation Date”).

VALUATION STANDARDS

The valuation has been prepared in accordance with the HKIS Valuation Standards 2024 published by The Hong Kong Institute of Surveyors effective from 31 December 2024 with reference to the International Valuation Standards published by the International Valuation Standards Council effective from 31 January 2025; and the requirements set out in the Chapter 5 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited.

VALUATION BASIS

Our valuation has been undertaken on the basis of Market Value. Market Value 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 ASSUMPTIONS

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

No allowances have been made for any charges, mortgages or amounts owing on the property interests, nor for any expenses or taxations which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the property interests are free from encumbrances, restrictions and outgoings of an onerous nature, which could affect the values of the property interests.

As the property interests are held under long term leasehold interests, we have assumed that the owner has free and uninterrupted rights to use the property interests for the whole of the unexpired term of the leasehold interests.

VALUATION METHODOLOGY

When valuing the property interests to be acquired by the Group, we have adopted Market Approach. The valuation results have been cross-checked by Income Approach – Term and Reversion Analysis.

Market Approach is universally considered as the most accepted valuation approach for valuing most forms of property. This involves the analysis of recent market evidence of similar properties to compare with the subject under valuation. Each comparable is analysed on the basis of its unit rate; each attribute of the comparables is then compared with the subject and where there are any differences, the unit rate is adjusted in order to arrive at the appropriate unit rate for the subject. This is done by making percentage adjustments to the unit rate for various factors, such as time, location, building age, building quality and so on.

Income Approach is a valuation approach commonly adopted for income producing properties such as industrial units, offices, shops and arcades. The technique used in this valuation by Income Approach is Term and Reversion Analysis

Term and Reversion Analysis is a common and suitable technique for the valuation of the properties subject to existing tenancies. This technique is used when the passing rent of a property differs from the market rent. It estimates the capital value of a property by capitalising rental income on a fully leased basis having regard to the current passing rental income from existing tenancy and the potential reversionary rental income at market level.

In Term and Reversion Analysis, the total rental income of a property is divided into the current passing rental income over the existing lease term, namely the term income, and the potential reversionary rental income after the expiry of the existing lease term, known as the reversionary income. The term value involves the capitalisation of the term income over the existing lease term. The reversionary value involves the capitalisation of the reversionary income after the expiry of existing lease term and it is then discounted back to the valuation date.

Market Approach should be applied and afforded significant weight when there are frequent and/or recent observable transactions of comparable properties in the market. Therefore, when valuing the property interests to be acquired by the Group, we have adopted Market Approach as the principal approach, since sufficient market comparables are identified.

LAND TENURE AND TITLE INVESTIGATION

We have made enquires and relevant searches at the Hong Kong Land Registry. However, we have not searched the original documents nor have we verified the existence of any amendments, which do not appear in the documents available to us. All documents have been used for reference only.

All legal documents disclosed in this letter and the valuation certificate are for reference only. No responsibility is assumed for any legal matters concerning the legal titles to the property interests set out in this letter and the valuation certificate.

INFORMATION SOURCES

We have relied to a considerable extent on the information provided by the Group. We have also accepted advice given to us on matters such as identification of the property, particulars of occupancy, areas and all other relevant matters. Dimensions, measurements and areas included in the valuation are based on information contained in the documents provided to us and are, therefore, only approximations.

We have also been advised by the Group that no material factors or information have been omitted or withheld from information supplied and consider that we have been provided with sufficient information to reach an informed view. We believe that the assumptions used in preparing our valuation are reasonable and have had no reason to doubt the truth and accuracy of information provided to us by the Group which is material to the valuation.

INSPECTION AND INVESTIGATIONS

The property was inspected externally and internally. Although not all areas were accessible for viewing at the time of inspection, we have endeavored to inspect all areas of the property. Investigations were carried out as necessary. Our investigations have been conducted independently and without influence from any third party in any manner.

We have not tested any services of the property and are therefore unable to report on their present conditions. We have not undertaken any structural surveys of the property and are therefore unable to comment on the structural conditions. We have not carried out any investigations on site to determine the suitability of the ground conditions for any future developments. Our valuation is prepared on the assumption that these aspects are satisfactory and that no extraordinary expenses or delays will be required.

We have not carried out any on-site measurements to verify the correctness of the areas in respect of the property but have assumed that the areas shown on the documents or deduced from the plans are correct. All documents and plans have been used as reference only and all dimensions, measurements and areas are therefore approximations.

CURRENCY

Unless otherwise stated, all monetary figures stated in this report are in Hong Kong Dollars ("HKD").

The valuation certificate is attached hereto.

Yours faithfully,
For and on behalf of
Vincorn Consulting and Appraisal Limited



Kit Cheung
BSc(Hons) FHKIS MRICS R.P.S.(GP)
MCIREA MHIREA
RICS Registered Valuer
Registered Real Estate Appraiser & Agent PRC
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Registered Real Estate Appraiser & Agent PRC
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Managing Director

Note:

Vincent Cheung is a fellow of the Hong Kong Institute of Surveyors, a fellow of the Royal Institution of Chartered Surveyors, a Registered Professional Surveyor (General Practice) under the Surveyors Registration Ordinance (Cap. 417) in Hong Kong, a member of China Institute of Real Estate Appraisers and Agents, a member of Hong Kong Securities and Investment Institute, a member of Institute of Shopping Centre Management, a member of Hong Kong Institute of Real Estate Administrators, a fellow of the Hong Kong Institute of Directors, a Registered Valuer of the Royal Institution of Chartered Surveyors and a Registered Real Estate Appraiser and Agent People's Republic of China and a Certified ESG Planner CEP®. He is suitably qualified to carry out the valuation and has over 28 years of experience in the valuation of fixed and intangible assets of this magnitude and nature in the subject region.

Kit Cheung is a fellow of the Hong Kong Institute of Surveyors, a member of the Royal Institution of Chartered Surveyors, a Registered Professional Surveyor (General Practice) under the Surveyors Registration Ordinance (Cap. 417) in Hong Kong, a member of China Institute of Real Estate Appraisers and Agents, a member of Hong Kong Institute of Real Estate Administrators, a Registered Valuer of the Royal Institution of Chartered Surveyors and a Registered Real Estate Appraiser People's Republic of China and a Certified ESG Planner CEP®. He is suitably qualified to carry out the valuation and has over 16 years of experience in the valuation of fixed and intangible assets of this magnitude and nature in the subject region.

VALUATION CERTIFICATE

Property Interests to be Acquired by the Group for Investment in Hong Kong

Property	Description and Tenure	Occupancy Particulars	Market Value in the Existing State as at 31 August 2025										
Showcase and Shops 1, 2 & 3 on Ground Floor, Shop 1 on 1st Floor, Shop 1 on 2nd Floor and Staircase & Observation Lift Areas, Fa Yuen Plaza, No 19 Fa Yuen Street, Kowloon, Hong Kong (962/4,655 shares of and in subject lot)	The property comprises Showcase and Shops 1, 2 & 3 on Ground Floor, Shop 1 on 1st Floor, Shop 1 on 2nd Floor and Staircase & Observation Lift Areas of a 20-storey composite building, namely Fa Yuen Plaza, located in Yau Tsim Mong District. As per our scale-off measurement on the assignment plans, the property has saleable area (“SA”) of approximately 9,966.00 square feet (“sq.ft.”). As per the Occupation Permit No. KN6/2003(OP), it was completed in about 2003. The breakdown of the areas is as follows:- <table><tr><th>Floor</th><th>SA (sq.ft.)</th></tr><tr><td>Ground Floor</td><td>3,213.00</td></tr><tr><td>First Floor</td><td>3,527.00</td></tr><tr><td>Second Floor</td><td>3,226.00</td></tr><tr><td>Total</td><td>9,966.00</td></tr></table> The subject lot, Kowloon Inland No. 11123, is held under Conditions of Exchange No. UB12634 for a term of 50 years commencing 8 October 2002.	Floor	SA (sq.ft.)	Ground Floor	3,213.00	First Floor	3,527.00	Second Floor	3,226.00	Total	9,966.00	As per our on-site inspection and information provided by the Group, the Ground Floor, 1st Floor and 2nd Floor of the property is currently tenanted for a term of 3 years commencing from 18 April 2025 to 17 April 2028 at a monthly rent of HKD925,000 exclusive of government rates, management fees and utility charges.	HKD693,000,000 (HONG KONG DOLLARS SIX HUNDRED AND NINETY THREE MILLION)
Floor	SA (sq.ft.)												
Ground Floor	3,213.00												
First Floor	3,527.00												
Second Floor	3,226.00												
Total	9,966.00												

Notes:

- The property was inspected by Jeff Liu BSc(Hons) on 26 August 2025.
- The valuation and this certificate were prepared by Vincent Cheung BSc (Hons) MBA FHKIS FRICS R.P.S.(GP) MCIREA MHKSI MISCM MHIREA FHKIoD RICS Registered Valuer Registered Real Estate Appraiser & Agent PRC Certified ESG Planner CEP®, Kit Cheung BSc (Hons) FHKIS MRICS R.P.S.(GP) MCIREA MHIREA RICS Registered Valuer Registered Real Estate Appraiser PRC Certified ESG Planner CEP®, and Iverson Chan BSc (Hons) MHKIS MRICS R.P.S.(GP) RICS Registered Valuer CAIA.

3. The details of the land search records of the property dated 20 August 2025 are summarised below:-

Item	Details
Registered Owner:	Mark Profit Development Limited by Conditions of Exchange No. UB12634 of KIL 11123
Government Rent:	3% of rateable value
Major Encumbrances:	✦ Occupation Permit No. KN6/2003 (OP) dated 14 February 2003, registered vide Memorial No. UB8886904; ✦ Certificate of Compliance dated 3 March 2003, registered vide Memorial No. UB8924155; ✦ Deed of Mutual Covenant and Management Agreement with Plans in favour of Easyknit Properties Management Limited “Manager” dated 19 June 2003, registered vide Memorial No. UB8962820; ✦ Mortgage in favour of Hang Seng Bank Limited for all moneys in respect of general banking facilities (pt.) dated 24 September 2015, registered vide Memorial No. 15101402420103; and ✦ Second Mortgage in favour of Hang Seng Bank Limited for all moneys in respect of general banking facilities (pt.) dated 11 June 2020, registered vide Memorial No. 20061902460069.

4. The property is erected on Kowloon Inland Lot No. 11123, which is held under Conditions of Exchange No. UB12634. The salient conditions are summarised below:-

Item	Details
Lot Numbers:	Kowloon Inland Lot No. 11123
Lease Term:	50 years commencing 8 October 2002
Site Area:	About 4,830.88 sq.ft.
Major Special Conditions:	✦ Any building or any part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:- ✦ The lowest three floors for non-industrial (excluding hotel, cinema, petrol filling station and godown) purposes. ✦ The remaining floors for private residential purposes. ✦ Notwithstanding sub-clause (b)(i) of this Special Condition, any basement level or levels (if erected), shall not be used for any purpose other than for non-industrial (excluding residential, hotel, cinema, petrol filling station and godown) purposes. ✦ Subject to sub-clause (d) of this Special Condition, each basement level (if erected) shall be counted as one of the lowest three floors referred to in sub-clause (b)(i) of this Special Condition.

5. The property falls within an area zoned “Other Specified Uses (Mixed Use)” under Kowloon Planning Area No. 3 – Approved Mong Kok Outline Zoning Plan No. S/K3/38 approved on 8 November 2024.

6. The general description and market information of the Property are summarized below:-

Location	: The property is located at No. 19 Fa Yuen Street, Kowloon, Hong Kong.
Transportation	: Hong Kong International Airport and Mong Kok MTR Station are located approximately 31.8 kilometres and 350 metres away from the property respectively.

Nature of Surrounding Area : The area is predominately a commercial and residential area in Yau Tsim Mong District.

7. In the course of our valuation of the property by Market Approach, we have considered and analysed the ground floor retail and upper floor retail sale comparables.

The ground floor retail sale comparables have been collected on an exhaustive basis subject to the following selection criteria:-

Property Type	: Ground floor retail unit not situated within a tenement building
Location	: Located within Yau Tsim Mong District and along a major pedestrian street without disturbance of on-street stalls
Time	: Entered into Agreement for Sale & Purchase within 18 months from the valuation date
Building Age	: Completed after 1960

Based on the above selection criteria, a total of four relevant ground floor retail sale comparables with unit rates ranging from HKD143,704 to HKD218,121 per sq.ft. on the basis of SA as tabled below have been collected for the assessment of the ground floor portion of the property.

	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Development	Savoy Mansions	Fook Tai Building	Bo Fung Building	106 Prince Edward Road West
Address	49 Carnarvon Road	24-26 Soy Street	34 Haiphong Road	106 Prince Edward Road West
District	Yau Tsim Mong	Yau Tsim Mong	Yau Tsim Mong	Yau Tsim Mong
Year of Completion	1966	1978	1974	1974
Property Type	Retail	Retail	Retail	Retail
Floor	G/F	G/F	G/F	G/F
Unit	Unit C	Unit 3 & 4	Unit D	Portion A
SA (sq.ft.)	295.00	270.00	596.00	186.00
Nature	Agreement for Sale & Purchase	Agreement for Sale & Purchase	Agreement for Sale & Purchase	Agreement for Sale & Purchase
Date of Instrument	10 June 2025	6 March 2025	18 April 2024	19 March 2024
Consideration (HKD)	45,000,000	38,800,000	130,000,000	30,000,000
Saleable Unit Rate (HKD/sq.ft.)	152,542	143,704	218,121	161,290
Adjustment				
Time	(0.7%)	(3.2%)	(10.1%)	(10.8%)
Location	5.0%	Nil	Nil	10.0%
Building Age	7.4%	5.0%	5.8%	5.8%
Size	(2.9%)	(2.9%)	(2.6%)	(3.0%)
Total Adjustment	8.7%	(1.3%)	(7.4%)	0.7%

Adjusted Saleable Unit Rate (HKD/sq.ft.)	165,774	141,775	202,087	162,354
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The above comparables are considered relevant to the subject in terms of location since they are located within the same district as the property and both the comparables and the property are fronting major pedestrian streets without disturbance of on-street stalls. Due to limited transaction of sizable retail units and retail units completed after 2000 in the vicinity, we have to refer to the comparables with smaller sizes and higher building ages. In order to address the variances, appropriate adjustments in terms of size and building age have been applied to the comparables.

In addition to size and building age, adjustments in terms of other aspects, including time and location have been made to the unit rates of the comparables. After due adjustments in terms of the aforesaid aspects, the adjusted unit rates of the comparables arrive at a range of HKD141,775 to HKD202,087 per sq.ft. on the basis of SA. The adjusted unit rates of the sale comparables are weighted equally to derive an average of HKD167,998 per sq.ft. on the basis of SA, which has been applied to the valuation of ground floor portion of the property.

The upper floor retail sale comparables have been collected on an exhaustive basis subject to the following selection criteria:-

Property Type	: 1st floor retail unit not situated within a tenement building
Location	: Located within Yau Tsim Mong District and along a major pedestrian street without disturbance of on-street stalls
Time	: Entered into Agreement for Sale & Purchase within 6 months from the valuation date
Building Age	: Completed after 1960

Based on the above selection criteria, a total of three relevant first floor retail sale comparables with unit rates ranging from HKD21,127 to HKD23,256 per sq.ft. on the basis of SA as tabled below have been collected for the assessment of the first floor portion of the property.

	Comparable 1	Comparable 2	Comparable 3
Development	The Capital Park Hotel	Sin Tat Square	Beverley Commercial Centre
Address	61-65 Chatham Road South	83 Argyle Street	87-105 Chatham Road South
District	Yau Tsim Mong	Yau Tsim Mong	Yau Tsim Mong
Year of Completion	1961	1963	1982
Property Type	Retail	Retail	Retail
Floor	1/F	1/F	1/F
Unit	Unit F134	Unit F23	Unit 22 & 23
SA (sq.ft.)	43.00	71.00	178.00
Nature	Agreement for Sale & Purchase	Agreement for Sale & Purchase	Agreement for Sale & Purchase
Date of Instrument	4 July 2025	20 June 2025	11 April 2025
Consideration (HKD)	1,000,000	1,500,000	3,968,000
Saleable Unit Rate (HKD/sq.ft.)	23,256	21,127	22,292

Adjustment			
Time	0.0%	(0.7%)	(2.4%)
Location	Nil	6.0%	Nil
Building Age	8.4%	8.0%	4.2%
Floor Level	Nil	Nil	Nil
Size	(3.5%)	(3.5%)	(3.3%)
Total Adjustment	4.6%	9.7%	(1.7%)
Adjusted Saleable Unit Rate (HKD/sq.ft.)	24,331	23,178	21,915

The above comparables are considered relevant to the subject in terms of location since they are located within the same district as the property and both the comparables and the property are fronting major pedestrian streets without disturbance of on-street stalls. Due to limited transaction of sizable retail units and retail units completed after 2000 in the vicinity, we have to refer to the comparables with smaller sizes and higher building ages. In order to address the variances, appropriate adjustments in terms of size and building age have been applied to the comparables.

In addition to size and building age, adjustments in terms of other aspects, including time and location have been made to unit rates of the comparables. After due adjustments in terms of the aforesaid aspects, the adjusted unit rates of the comparables arrive at a range of HKD21,915 to HKD24,331 per sq.ft. on the basis of SA. The adjusted unit rates of the sale comparables are weighted equally to derive an average of HKD23,141 per sq.ft. on the basis of SA, which has been applied to the valuation of the first floor portion of the property.

Since the second floor portion of the property has different floor level and size compared with the first floor portion, further adjustments in terms of floor level and size have been made to the unit rate of the first floor portion to derive the unit rate for the second floor portion as shown below:

Floor Level	:	-4.0%
Size	:	+0.3%
Saleable Unit Rate for Second Floor	:	HKD22,282 per sq.ft. on the basis of SA

By applying the aforesaid unit rates to each floor of the property, we have arrived at the valuation of circa HKD693,000,000 by Market Approach.

- In the course of our valuation of the property by Income Approach – Term and Reversion Analysis for cross-checking purposes, we have capitalized the passing rental incomes and market rental income by appropriate term yield and reversionary yield respectively. The parameters adopted in our valuation are listed below:

Reversionary Yield	:	3.50%
Term Yield	:	3.25%
Market Rent:	:	Ground Floor Retail: HKD546.4 per sq.ft. per month on the basis of SA

Upper Floor Retail: HKD54.8 per sq.ft. per month on the basis of SA

The market rents have been derived by analyzing relevant leasing transactions in the vicinity, of which the ground floor and upper floor unit rents are fetched from HKD546.2 and HKD658.8 and HKD56.5 to HKD68.2 per sq.ft. per month on the basis of SA respectively. Compared to the market rental income, the passing rental income is considered as relatively low due to the potential anchor discount offered for the existing single enbloc tenancy.

The reversionary yield of 3.50% has been adopted by making reference to prevailing retail property market yields published by the Rating and Valuation Department of the Government of the Hong Kong Special Administrative Region. For the term yield, it has been derived by applying a downward adjustment of 25 basis points to the prevailing market yield to reflect the rental security during the term period with existing tenancy.

The valuation derived from Income Approach – Term and Reversion Analysis is circa HKD693,000,000. Since the valuation results from Income Approach – Term and Reversion Analysis is consistent with that from Market Approach, we consider that the valuation conclusion is fair and reasonable.

