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Estate Agent's Licence (Co.) No. C-093779

28 November 2025

Dear Sirs,

RE: Hotel, Commercial and Carpark Portion of L’Arc Hotel Macau, Nos. 238 – 320, Avenida 24 de Junho, NAPE, Macau (the “Property”)

We refer to the instructions from SJM Holdings Limited (the “**Instructing Party**”) for us to carry out a valuation of the Property, which is intended for investment purpose, as at the Date of Valuation (defined hereinafter). Details are set out in the attached valuation certificate. We confirm that we have made relevant investigations and 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 30 September 2025 (the “**Date of Valuation**”) for inclusion in the circular issued by the Instructing Party on the date hereof (the “**Circular**”). We have valued the Property in its existing status and assumed it is free from encumbrances.

Valuation Basis

Unless otherwise specified in the report, the valuations are conducted in accordance with the RICS Valuation – Global Standards 2025 and IVSC valuation standards (IVS), effective from 31 January 2025, where applicable and appropriate. All valuations are undertaken by appropriately qualified professionals and the definition of Market Value and valuation methodologies are in line with the above standards, unless otherwise specified.

Our valuation is made on the basis of Market Value, which is defined under the RICS Valuation – Global Standards 2025 as “the estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion” (the “**Market Value**”).

We have also complied with all the requirements contained in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”).

Notwithstanding the presence of casino operations at the Property as of the valuation date, our valuation has been undertaken on the basis that its is operated with retail and hotel uses only.

Pursuant to Section 5 of Macau's revised Gaming Law (Law No. 7/2022), all casinos must be located within properties owned by their respective gaming concessionaires.

In light of this, we understand most satellite casinos are expected to cease operations by 2025.

The subject property's lower floors are currently occupied by a casino operator; however, based on the above, this use does not reflect an open market scenario. Under Executive Orders Nos. 218/2022 to 223/2022, only six gaming concessions have been granted for a 10-year term starting 1 January 2023.

Given these regulatory changes and the planned closure of satellite casinos, the likelihood of a sale to another concessionaire for gaming use at the current time is minimal. Concessionaire holders are in the midst of reassessing their current operations, and are unlikely to be expanding into new premises, or would only do so at a value akin to non-concessionaire purchasers. Accordingly, the property has been valued based on its highest and best use in the open market at preset time as at the Date of Valuation –as a retail and hotel asset–without any premium for casino operations.

The existing casino operation arrangement between the property owner and the casino operator represents would represent a special purchaser scenario and would not reflect the current market value as defined under IVS. Therefore, the valuation excludes any uplift associated with gaming use and reflects the most probable price achievable in an open market transaction as at the Date of Valuation.

We are not legal professionals, and the above situation outlines our understanding of the current local laws in relation to casino operation, which has also been confirmed by the Instructing Party.

Whether the Casino operation would become a high value in the future would be based on prevailing market conditions, which the impact of the new laws have settled. Caution is advised in this regard.

Valuation Assumptions

Market Value is understood as the estimated amount for which an asset or liability should exchange on the Date of Valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The value stated in this report represents our objective opinion of value in accordance with the definition set out above as of the Date of Valuation. Our assessment assumes (amongst other things) that the Property has been properly marketed and that exchange of contracts took place on that date.

In undertaking our valuation, we have assumed that Arc of Triumph Development Company Limited has a good legal title to the Property and has free and uninterrupted rights to occupy, use, transfer, lease or assign the Property for the whole unexpired term granted without legal impediment.

Up to our best knowledge and interview with the management of the Property, it is also assumed that, upon the expiration of the term, the legal title is renewable for further consecutive of 10 years without extra land premium, subject to applicable legislation in Macau.

Our valuation has been made on the assumption that the owner sells the Property on the open market without the benefit and burden of any deferred terms 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 for any charges, mortgages or amounts owing on the Property nor for any expenses or taxation which may be incurred in effecting a sale.

Unless otherwise stated, it is assumed that the Property is free from encumbrances, restrictions and outgoing of an onerous nature which could affect its value.

Given the Property is held under a leasehold right, it is assumed that the government lease could be automatically renewed without any land premium payment given that the lessee has fulfilled all the obligations under the land grant document.

Unless otherwise stated, our valuation assumes that the use of the Property complies with the land lease, license, and all other statutory regulations.

We have conducted internal and external inspections of the Property on 23 October 2025 to such extent that we consider necessary for the purpose of this valuation. We were not instructed to undertake any structural surveys, test the services, or arrange for any investigations to be carried out to determine whether any deleterious materials have been used in the construction of the Property. Our valuation has therefore been undertaken on the basis that the Property is in satisfactory repair and condition and contains no deleterious materials and that services function satisfactorily. Based on our inspection, we understand the Property is connected to all primary utility services including water, electricity, telephone, sewage and drainage. Based on our inspection, we are not aware of any environmental hazards nor breach of environmental regulations by Arc of Triumph Development Company Limited (the **"Target Company"**).

We have obtained legal opinion that the Target Company has a clean and good title to the Property. In our course of valuation and investigation, including but not limited to our discussion with management and analysis on land registration document, we are not aware of any pending litigation, breaches of law or title defects.

As advised by the Instructing Party, there is no plan for construction, renovation or development of the Property as at the valuation date that would materially impact the value of the Property.

We have not undertaken archaeological, ecological, or environmental surveys. Our valuation is on the basis that these aspects are satisfactory, that no extraordinary expenses will be incurred due to any archaeological or ecological matter. This report does not make any allowance for contamination or pollution of land, if any, which may have occurred as a result of past usage.

Valuation Methodology

We have primarily adopted the Income approach in assessing the Market Value of the Property. The **Income Approach** indicates value by converting future cash flows to a single current capital value.

For retail portion, we have valued the Property with **Term and Reversion Method**.

The **Term and Reversion Method** relied on adopting appropriate capitalisation rates to capitalize the passing rental income and reversionary income potential, which are derived from analysis of recent transactions and interpreting of the prevailing investor requirements or expectations. The prevailing, market rents in our valuation have reference to our view of recent lettings, from the Property and other comparable premises.

In the Term and Reversion Method, we have assumed all vacant parts of the Property are let out at market rent immediately on the Date of Valuation while the tenanted parts of the Property will be let out at market rent upon the expiry of the existing tenancies.

For hotel portion and carpark portion of the Property, we have adopted **Direct Capitalisation Method**.

The **Direct Capitalisation Method** is used when income is not expected to vary significantly over time. The approach converts a market rental income into a capital value by capitalising the income by a market-derived capitalisation rate. It typically involves the analysis of a single year's income, which is capitalised to derive the Property's value. This method assumes that the property's current performance has stabilised.

Alternative Method such as Market approach is not adopted in our course of valuation. Given that there are limited sales transaction for properties with similar magnitude and characteristic in Macau, we have not adopted market approach as transaction information are not readily available as Market Approach is only reliable when there is ample and relevant transactional evidence available which could directly reflect the market conditions.

In determining the market rent of the Property to be adopted for Income Approach, Market Approach is adopted.

The market approach is the most widely used method of valuation and is based on comparing the Property to be valued directly with other comparable properties which have recently transacted. To ascertain the leasing rates, we have made reference to rental comparable. Latest leasing transaction within the Property is also considered. However, because of the heterogeneous nature of real estate properties, appropriate adjustments are usually required to allow for any qualitative and quantitative differences that may affect the rent likely to be achieved by the Property under consideration.

In the course of our valuation, we have made appropriate adjustments for relevant factors including transaction nature, location, accessibility, traffic flow and size to the comparable to reflect the differences between the comparables and the Property.

Different valuation methods have been applied to the retail, hotel, and carpark portions, reflecting the nature of their respective tenancies. For the retail portion, the units are subject to multiple lease agreements with expiry dates ranging from 2026 to 2034. These secured rental incomes play a significant role in determining the property's market value. In contrast, the hotel and carpark portions do not have fixed tenancies; therefore, their income is assessed based on prevailing market conditions. Accordingly, the direct capitalization method has been adopted for these components, applying market rates as of the valuation date to derive their respective market values.

Source of Information

We have obtained the sample land register record from *Conservatória do Registo Predial* (Land Registry Office) and the *Despacho do Secretário para os Transportes e Obras Públicas* (Order of the Secretary for Transport and Public Works). However, we have not inspected the original document to verify ownership or to ascertain the existence of any amendment which may not appear on the copy handed to us. We have not perused any original land documentation. We have assumed that there is no easement or encumbrance which may affect the value but is not shown in the Land Register records.

We have relied to a considerable extent on the information provided by the Instructing Party and have accepted the advice given to us. No on-site measurement has been taken. Dimension, measurement and area included in the valuation certificate are based on the information provided by the Instructing Party, or the information contained in or our measurement of the plans and documents available to us.

In determining passing rental information, we have relied on the profit and loss account and tenancy schedule provided by the Instructing Party. We have assumed that this information is complete and correct, and that there are no undisclosed side letters or supplementary agreements that could affect the reliability of the financial details relating to the subject property.

Property Inspection

Mr. Terence Yeung (CFA MRICS MHKIS) has provided professional assistance and inspected the Property on 23 October 2025.

We have inspected both the interior and exterior of the Property. In the course of our inspection, we did not notice any serious defects.

Currency

Unless otherwise stated, all monetary amounts are stated in Hong Kong Dollar ("HK\$"). The exchange rate adopted in this report is HK\$1 to MOP1.03, which is prevailing as of the Date of Valuation.

Confidentiality and Disclaimers

This valuation report is for the sole use of SJM Holdings Limited and the persons directly provided with it by CBRE. Use by, or reliance upon this valuation report by anyone other than the Instructing Party is not authorised by CBRE and CBRE will not be liable for any loss arising from such unauthorised use or reliance.

CBRE has prepared this valuation report of the Property relying on and referring to information provided by third parties including financial and market information (“**Information**”). CBRE assumes that the Information is accurate, reliable and complete and it has not tested the Information in that respect.

CBRE has prepared this valuation report for inclusion within the Circular but has not been involved in the preparation of the remainder of the Circular. CBRE does not approve or endorse any part of the Circular other than this valuation report. CBRE disclaims any liability to any person in the event of false and misleading statements included in, or an omission from, any part of the Circular other than this valuation report.

CBRE’s maximum aggregate liability to the Instructing Party and to any authorised (by CBRE) reliant party (“**Reliant Party**”), howsoever arising under, in connection with or pursuant to reliance upon this valuation report, and whether in contract, tort, negligence or otherwise shall not exceed three times the fees received by CBRE for this valuation report.

If you are neither the Instructing Party nor a Reliant Party, then you are viewing this valuation report on a non-reliance basis and for informational purposes only. You may not rely on this valuation report for any purpose whatsoever and CBRE shall not be liable for any loss or damage you may suffer (whether direct, indirect or consequential) as a result of unauthorised use of or reliance on this valuation report. CBRE disclaims all liability to any investor. CBRE gives no undertaking to provide any additional information or correct any inaccuracies in this valuation report.

Other than towards the Instructing Party, no responsibility is accepted for any loss or damage arising as a result of reliance upon this valuation report.

CBRE is not a financial advisor, and this letter does not constitute financial product advice. Investors should consider obtaining independent advice from their financial advisor before making any decision to invest in/with the Instructing Party.

None of the information in this valuation report constitutes advice as to the merits of entering into any form of transaction. If you do not understand this legal notice, then it is recommended that you seek independent legal advice.

The liability of CBRE Advisory Hong Kong Limited and its directors and employees is limited to the addressee of this report only. No accountability, obligation, or liability to any third parties is accepted.

Valuer's Qualification

This valuation was prepared by Ms. Hannah Jeong (FRICS FHKIS R.P.S. (GP) RICS Registered Valuer), Head of Valuation and Advisory Services in CBRE and assisted by Mr. Terence Yeung (CFA MRICS MHKIS).

Hannah Jeong is a Fellow of the Royal Institution of Chartered Surveyors (RICS), a Fellow of the Hong Kong Institute of Surveyors (HKIS), Registered Professional Surveyor (General Practice Division) as well as a RICS Registered Valuer with over 19 years' experience in real estate valuation in Hong Kong.

Terence Yeung is a Member of the Royal Institution of Chartered Surveyors (RICS), Member of the Hong Kong Institute of Surveyors (HKIS), Chartered Financial Analyst (CFA) as well as a RICS Registered Valuer with over 10 years' experience conducting valuation of assets.

Valuer's Interest

We hereby certify that the valuer is suitably qualified and authorised to practise as a valuer; does not have a pecuniary interest, financial or otherwise, that could conflict with the proper valuation of the Property (including the parties with whom the Instructing Party is dealing, including the lender or selling agent, if any); accepts instructions to value the Property only from the Instructing Party.

We enclose herewith our valuation certificate, and Assumptions, Disclaimers, Limitations & Qualifications.

Yours faithfully,

For and on behalf of

CBRE Advisory Hong Kong Limited



Hannah Jeong

FRICS FHKIS R.P.S. (GP) RICS Registered Valuer

Executive Director

Head of Valuation & Advisory Services

Hannah Jeong is a Fellow of Hong Kong Institute of Surveyors, Registered Professional Surveyor (General Practice), Fellow of the Royal Institution of Chartered Surveyors and RICS Registered Valuer, with nearly two decades of experience in property valuations in Hong Kong and Greater China.

Encl.

Property interest for which the Instructing Party considers acquiring for held for investment:

VALUATION CERTIFICATE

Property	Description	Details of Occupancy	Market Value as at 30 Sep 2025
Hotel, commercial and carpark portion of L'Arc Hotel Macau, Nos. 238 – 320, Avenida 24 de Junho, NAPE, Macau (the “ Property ”)	L'Arc Hotel Macau (the “Building”) is a 56-storey composite development with hotel, commercial and residential accommodations with a 3-storey basement carpark located along Avenida 24 de Junho. The subject property comprises a 5-star hotel with 283 rooms, commercial and basement carpark portion of the Building, which comprises G/F to 22/F for hotel and commercial accommodations and B1/F to B3/F for car parking facilities. According to the Property Use License with reference no. of 73695 registered under Conservatória do Registo Predial, the Building was completed in 2009. The commercial and hotel portions of the Property are registered under 3 land registration documents, referenced as 23109 – AR/C, 23019 – BR/C, and 23019 – CR/C respectively. The property has a total gross floor area of approximately 86,438 sq. m. based on the area information set out in the title certificates.	According to the information provided by the Instructing Party, the hotel portion is currently owner-operated, and the retail shops are currently leased to various parties at a monthly rent of about HK\$3,700,000 (inclusive of management fees, but exclusive of utility charges). Based on the information provided by the Instructing Party, Hotel portion is operated under the name L'arc and has a total operating loss of approximately HK\$68.4 million in last year. The carpark portion of the Property is leased to various parties as at the Date of Valuation.	HK\$1,750,000,000 (HONG KONG DOLLAR ONE BILLION SEVEN HUNDRED AND FIFTY MILLION ONLY)

Notes:

- Pursuant to Despacho do Secretário dos Transportes e Obras Públicas (Directive of the Secretary for Transport and Public Works), the Property is erected on the Lot A2/J- NAPE with a site area of 7,128 sq. m, which was granted under Concessão Por Arrendamento (government lease) for a term of 25 years renewable commencing from 13 August 2003.
- Pursuant to Despacho do Secretário dos Transportes e Obras Públicas (Directive of the Secretary for Transport and Public Works), annual land rent payable by the grantee is at MOP15/sq.m. on hotel and commercial area, and MOP10/sq.m. on car parking and ancillary area and the land rent shall subject to revision by relevant government authority from time to time.
- As per the Land Register record as at 23 October 2025, the Property was owned by Companhia De Desenvolvimento Arco Do Triunfo Limitada per Concessão Por Arrendamento dated 15 September 2023 registered vide registration no. 28371 F.

4. The Property is subject to the following encumbrances/ legal documents:
- Mortgage in favour of Industrial and Commercial Bank of China (Macau) Limited dated 30 November 2021, registered vide registration no. 278149 C with Companhia De Desenvolvimento Arco Do Triunfo, Limitada as the mortgagor at a guaranteed amount of HK\$3,045,000,000. The mortgage covers the pledged interests in 23109 AR/C, 23019 BR/C, and 23019 CR/C.
 - Designation of use of proceeds in favour of Industrial and Commercial Bank of China (Macau) Limited dated 30 November 2021, registered vide registration no. 48913 F
5. According to Macau SAR Urban Master Plan (2020-2040) (澳門特別行政區城市總體規劃(2020-2040)), the Property falls within one of the defined areas designated for tourism purposes.
6. Pursuant to the government lease, the Property is permitted to be used for commercial uses and hotel use. The prevailing use of the Property is considered to be in compliance with the relevant regulations.
7. The Property's locality and accessibility are summarised as follows:

Locality	L'Arc Hotel is strategically located on Avenida 24 de Junho in the central district of the Macau Peninsula. The property lies within a well-established urban zone characterized by high-density, mixed-use development, including prominent hotel-casino complexes such as Grand Lisboa, Wynn Macau, and MGM Macau. The area is a core component of Macau's tourism and gaming hub, benefiting from strong foot traffic, excellent visibility, and proximity to major transport nodes including the Outer Harbour Ferry Terminal and Macau International Airport. The site is classified as Urban Land (Solo Urbano) and falls within an area zoned for commercial and hospitality use under Macau's urban planning framework. The locality supports a wide range of tourism-related activities and remains a highly sought-after location for hotel and entertainment developments.		
Accessibility	Accessibility of the Property is excellent. Vehicular access is via Avenida 24 de Junho to the west, R. Cidade de Santerem to the North and Avenida Sir Anders Ljungstedt to the east. Avenida 24 de Junho is readily accessible from Avenida da Amizade, which is the key commercial corridor connecting to the Outer Harbour Ferry Terminal.		
Approximate Road Distance to Notable Locations	Senado Square	:	1.0 km
	Outer Harbour Ferry Terminal	:	1.5 km
	Macau International Airport	:	7.5 km
	Taipa Ferry Terminal	:	9 km

8. The breakdown of Market Value for the portions of the Property as at the Date of Valuation are set out below:-

Portion	Market Value as at 30 Sep 2025
Hotel	MOP442,000,000
Commercial	MOP1,238,000,000
Carpark	MOP123,000,000
Rounded Value in MOP	MOP1,803,000,000
Equivalent in HK\$, Rounded Value	HK\$1,750,000,000

9. In assessing the Market Value of the hotel portion of the Property, we have valued the Property with Direct Capitalisation Method. Hotel value is assessed based on capitalisation of the net operating income (NOI) of the hotel portion, which is derived from the room revenue, food and beverages revenue, as well as operating margin. In assessing the income stream. We have made key assumptions on average daily rate (ADR) and stabilised occupancy rate. In determining the ADR of the Property, we have benchmarked 7 comparable hotels in the vicinity of the Property, including New Orient Landmark Hotel, Hotel Lisboa Macau, Ascott Macau, Metropark Hotel Macau, Grand Emperor Hotel, Hotel Presidente and Grand Lisboa Hotel Macau. Selection criteria of the comparable is highlighted as below:

Selection Criteria	Details
Location	We have primarily adopted comparables on the Macau Peninsula, which is where the Property is located.
Property Type	We have only selected hotels with 4 to 5-star ratings which are deemed similar to the Property.

10. Key unobservable inputs adopted in our valuation of the hotel portion of the Property are summarised as below:

Major Assumptions	Adopted	Remarks
Number of Room	283	Based on actual figure
Average Daily Rate (MOP)	853	Derived from comparables
Stabilised Occupancy Rate	95%	Reference is made based on hotel industry survey published by Macau Hotel Association
Revenue Per Available Room per night (MOP)	810	Derived from ADR x Stabilised Occupancy Rate
Room Revenue	Approx. MOP83.7 million per annum	Number of room x Revenue per available room per nights x 365 nights
Food and beverage revenue (MOP)	Approx. MOP87 million per annum	Derived based on CBRE's assessment and actual rate
NOI margin	12.7%	Based on industry survey and CBRE's assessment on operating structure
NOI	Approx. MOP22,100,000 per annum	Based on NOI margin above
Capitalisation Rate	5.00%	Derived based on CBRE's cap rate survey

Comparable daily rates were sourced from various online travel agencies and subsequently adjusted to account for differences in location, star rating, building age, quality, and typical room size between the Property and the comparables. After these adjustments, the ADR ranged from MOP798 to MOP987. We adopted the average adjusted rate as the basis for the Property's ADR.

The occupancy rate of the hotel is derived based on the latest hotel industry survey published by Macau Hotel Association and the historical occupancy figures of the Property.

For the food and beverage income stream, revenue was estimated based on our review of the current operations. It is derived at approximately MOP87 million per annum.

The total gross revenue is assessed at MOP174 million per annum, reflecting stabilized performance derived from room revenue, food and beverage revenue and minor departmental revenue. The figures are derived from both market benchmarks and the latest operational assessment.

NOI margin was calculated after considering the hotel's operating expense structure and industry averages in recent years.

Finally, an appropriate capitalization rate was applied to the stabilized net operating income to determine the market value of the hotel component.

11. The Term and Reversion Method is adopted for the retail component as it appropriately reflects the investment characteristics of properties subject to existing leases with defined expiry dates. This approach allows for a clear distinction between two income portion: (i) the 'term' period, during which rental income is secured under current tenancy agreements, and (ii) the 'reversionary' period, which represents the anticipated income stream once the property reverts to market rent upon lease expiry.

For the term value, 17 retail units (with an approximate total lettable area of 134,590 sq. ft.) are currently let under existing lease agreements, with contractual expiries ranging from January 2026 to August 2034. Details of the passing rents applicable to these tenancies are presented in Note 14.

12. We have collected and analysed both rental comparables in the locality and made reference to the latest passing rent of the Property. We have selected eight comparables based on the selection criteria below.

Selection Criteria	Details
Location	We have primarily adopted comparables on the Macau Peninsula, which is where the Property is located.
Date of Listing/ Lease Commencement	We have sourced the most recent asking or transaction comparables that best reflect current market conditions. All of them were listed or commenced within two years prior to the Date of Valuation.
Property Type	We have only selected retail transactions which are deemed similar to the Property.

Comparable	1	2	3	4
Name of Development	Macau Square	Edf. Kam Yuen	Victoria Center	L'Arc Hotel
Unit Number	Shop E	–	–	Chow Tai Fook
Address	G/F & M/F, Macau Square, Nos. 43-53A, Avenida do Infante D. Henriques, Macau	G/F & M/F, Edf. Kam Yuen, No. 157-209 Av. Sir Anders Ljungstedt, Macau	G/F, No.335-341 Alameda Dr. Carlos d'Assumpcao, Macau	G/F, L'Arc Macau Hotel, Avenida 24 de Junho, No. 278, NAPE, Macau
District	Macau	Macau	Macau	Macau
Gross Floor Area (sq. ft.)	3,168	700	1,081	1,904
Nature	Asking	Asking	Transaction	Transaction
Date of Listing/ Lease Commencement	Oct-25	Nov-25	May-24	Sep-25
Effective Monthly Rental (MOP)	548,191	72,100	92,700	476,661
Unit Rent (MOP/sq.ft./month)	173	103	86	250

Comparable	5	6	7	8
Name of Development	China Civil Plaza	La Bahia No.1	La Bahia No.1	Vista Magnifica Court
Unit	–	Block 3	Block 1	Shop A-C
Address	G/F, China Civil Plaza, No. 475-503 R. Cidade de Coimbra, Macau	G/F & M/F, Block 3, La Bahia No.1, Av. Comercial de Macau, Macau	G/F & M/F, Block 1, La Bahia No.1, Av. Comercial de Macau, Macau	Shop A-C, G/F, Vista Magnifica Court, 39 Alameda Dr. Carlos d'Assumpcao, Macau
District	Macau	Macau	Macau	Macau
Gross Floor Area (sq. ft.)	300	1,218	976	722
Nature	Asking	Asking	Asking	Asking
Date of Listing/ Lease Commencement	Nov-25	Oct-25	Jul-25	Jul-25
Effective Monthly Rental (MOP)	45,114	51,500	47,380	37,080
Unit Rent (MOP/sq.ft./month)	150	42	49	51

Most of the selected comparables are ground-floor retail units located near the Property. Comparable 4, however, reflects one of the most recent leasing transactions within the Property, with its lease renewal completed in September 2025.

Given that comparable transaction 4 represents an arm-lengths transaction between a willing lessor and willing lessee, and given its strong similarity to another unit within the Property, we consider Comparable 4 to be an appropriate inclusion among the selected comparables, despite being situated within the same Property.

13. In our course of valuation of the retail portion, we have made adjustments on various factors including location, size, quality, frontage and comparable nature to account for the differences between the comparables and the Property. The rationale for adjustment factors is highlighted below:

Adjustment Factors	Details
Transaction Nature	Adjustment was made to reflect the differences in terms of transaction nature. Discount is applied to asking comparables against actual transaction rates.
Location	Adjustment was made to reflect the differences in locality and pedestrian flow of the location of the units.
Size	Adjustment was made to reflect the differences in gross floor area of comparables and the Property. In general, units with smaller unit size command a higher unit rent due to larger pool of investors / end-user, and vice versa.
Quality	Adjustment was made to reflect the differences in terms of quality of the unit and the building.
Provision of Frontage	Adjustment was made to reflect the differences in terms of frontage and return frontage provision between comparables and the Property. Units with street frontage or return frontage command a higher unit rent given the higher visibility of the shop.
Layout	Adjustment was made to reflect a difference in layout for subject unit against comparables. Retail shop with regular layout generally fetches a higher unit rent.
Floor and Accessibility	Adjustment was made for upper floor retail unit within the Development against other retail units, units located on lower floors or units enjoy better accessibility with dedicated lift access would fetch a higher unit rent.

Upon applying the above adjustments on the selected comparables, we have derived the market rent for 22 retail units located from G/F to 5/F of the property. The adopted rents range from MOP14/sq.ft./month to MOP287/sq.ft./month, reflecting individual characteristics such as location, layout, accessibility, and frontage. A detailed summary of the adopted market rents is provided in Note 14.

14. Key unobservable input adopted in our valuation of the retail portion of the Property are summarized as below:-

Retail Rental Summary

Floor	Passing Rent (MOP /sq. ft./month)	Adopted Market Rent (MOP /sq. ft./month)
G/F	84-484	38-287
1/F	36-96	21-26
2/F	36	20
3/F	16-44	14-26
4/F	39	17-19
5/F	18-39	22-24

Passing rent refers to the contracted unit rental for 17 retail units currently under existing leases. The term value is calculated by capitalizing this passing rent at the applicable term yield for the remaining lease period.

Market rent represents the adopted unit rental for all retail units upon expiry of their current leases, derived from adjusted unit rates based on comparable market analysis. For vacant units, market rent is directly capitalised at reversionary yield to determine their market value.

Capitalisation Rate

Assumptions	Adopted	Remarks
Term Yield	4.75%	Derived based on cap rate report and investor survey
Reversionary Yield	5.00%	Derived based on cap rate report and investor survey

15. There are a total of 511 private car parking spaces (CPS) and 143 motorcycle parking spaces (MPS) in the basement carpark of the Building, with the schedule of accommodation set out as below:-

Floor	CPS	MPS
B1	127	18
B2	177	85
B3	207	40
Total	511	143

16. In our course of valuation, we have not been provided with the individual leases of the carpark portion. We understand that the carpark portion was leased to various parties at standard rates. There are limited large scale car park transactions in Macau, so market approach has not been adopted in our assessment. In assessing the Market Value of the carpark portion of the Property, we have valued the Property with Direct Capitalisation Method. We have made reference to the actual parking rate and occupancy rate of the carpark.

17. Key unobservable input adopted in our valuation of the carpark portion of the Property

Assumptions	Adopted
Monthly Rate – CPS	MOP2,500/space/month
Monthly Rate – MPS	MOP900/space/month
Occupancy Rate – CPS	45%
Occupancy Rate – MPS	25%
Capitalisation Rate	5.25%

18. In the course of our valuation, we have assigned no commercial value to M/F and 7/F of the Property, which are currently used as back-of-house facilities for hotel.

ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

VALUATION STANDARDS

All valuations will be conducted in accordance with Hong Kong Institute of Surveyors (HKIS) Valuation Standards 2024 and RICS Valuation - Global Standards 2025 and the IVSC International Valuation Standards (IVS), effective from 31 January 2025, where appropriate. All valuations will be undertaken by appropriately qualified valuers therein.

Where the valuation is undertaken by a RICS Registered Valuer, the valuation may be subject to monitoring under the RICS' conduct and disciplinary regulations.

VALUATION BASIS

In accordance with the International Valuation Standards (IVS), effective from 31 January 2025, the definition of 'Market Value' is: "The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction, after proper marketing, wherein the Party had each acted knowledgeably, prudently and without compulsion."

It should be noted that the interpretive commentary of the Valuation Standards makes it clear that, amongst other things, the valuation assumes that the appropriate marketing period had occurred prior to the Valuation Date and that simultaneous exchange and completion of the sale took place on the Valuation Date. Our valuations are, therefore, based upon the facts and evidence available as at the Valuation Date.

We would also draw your attention to the fact that we are required to assume that the buyer will purchase in accordance with the realities of the current market – and with current market expectations – and that the seller will sell the property at market terms for the best price attainable in the open market after proper marketing, whatever that price may be.

The valuation represents the figure that would appear in a hypothetical contract of sale at the Valuation Date. No adjustment has been made to this figure for any expenses of acquisition or realisation – nor for taxation which might arise in the event of a disposal. No account has been taken of any inter-company leases or arrangements, or of any mortgages, debentures or other charge. No account has been taken of the availability or otherwise of capital-based Government grants.

CONFIDENTIALITY

Any valuation service is confidential as between CBRE and the Reliant Party as specifically stated in the LOE and valuation advice/report. No responsibility will be accepted or assumed to any third party who may use or rely on the whole or any part of the content of our valuation or report.

TRANSMISSION

Only an original valuation report received by the Reliant Party directly from CBRE without any third-party intervention can be relied upon.

PUBLICATION

Neither the whole nor any part of our report, nor any reference thereto, may be included in any published document, circular or statement, nor published in any way nor disclosed orally or in communication to a third party, including the form and context in which it is to appear without CBRE's prior written approval, which shall not be unreasonably withheld.

COPYRIGHT

Copyright in any written work, drawing, compilation, table, graph and similar works created by or on behalf of CBRE remains with CBRE.

Neither the whole nor any part of any valuation report or any reference to the same, may be included in any document, circular or statement published by or on behalf of the Instructing Party without CBRE's written approval as to the form and content in which it may appear. Such reproduction by the Instructing Party of any part of any valuation report without consent will constitute a breach of copyright.

FUTURE CHANGE IN VALUE

All valuations are current as at the date of valuation only. The value assessed may in the future change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property or particular property sector). CBRE does not accept liability for losses arising from subsequent changes in value. As values can vary from time to time, CBRE recommends the valuation be reviewed periodically in the future to ascertain any changes in value.

FUTURE MATTERS

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to CBRE at the date of valuation. CBRE does not warrant that such statements are accurate or correct.

LIMITATION OF LIABILITY

In recognition of the relative risks and benefits of this engagement to the Instructing Party, the Reliant Party and CBRE, the risks have been allocated such that:

- i. the Instructing Party agrees; and
- ii. the Instructing Party shall procure that the Reliant Party agrees,

to the fullest extent permitted by law, the total liability, in the aggregate, of CBRE and its professionals, officers, directors, employees, agents and sub-consultants, for any and all claims, losses, indemnities, costs, expenses or damages of any nature whatsoever arising out of, resulting from or in any way related to this Letter of Engagement, including but not limited to the negligence, professional errors or omissions, strict liability, breach of contract or warranty (express or implied), of CBRE or its professionals, officers, directors, employees, agents or sub-consultants shall be limited to three (3) times the total fees received by CBRE under this Letter of Engagement.

CBRE shall not be liable for any indirect, special, punitive or consequential loss or damage howsoever caused, whether in contract, tort or otherwise, arising from or in connection with this Letter of Engagement.

Indirect loss includes, without limitation, any financial loss or expenses including where caused by loss of use or of goodwill, loss of data or delay in the performance of any obligation together with any expenses incurred in connection with that loss or in litigation or attempted litigation of that loss.

This provision is standard with engagements of this nature and is not provided to waive our professional responsibility but as a mechanism to appropriately reflect the risk and benefits of the Party to this engagement. Nothing in this Section intends to exclude or limit our liability for actual fraud, death or personal injury caused by CBRE's negligence.

VALUATION AND REPORT RELIANCE WINDOW

Without limiting the generality of this statement, we do not assume any responsibility or accept any liability, nor should the valuation be relied upon, after the expiration of 3 months (as specified in the report/s) from the date of valuation, or such earlier date if the Instructing Party becomes aware of any factors that may have an effect on the valuation and has not disclosed such information to CBRE.

MATTERS WHICH AFFECT OR MAY AFFECT THE VALUATION

If the Instructing Party becomes aware of any matters which affect or may affect the valuation, then CBRE must be advised of those matters. The Instructing Party's failure to do so will disentitle the Instructing Party to place reliance on the valuation and reliance must not be placed on the valuation/s under any circumstance.

PRUDENT LENDING CLAUSE

Our valuation will be provided on the assumption that the Instructing Party may rely on the valuation for first mortgage security purposes, and the Instructing Party complies with its own lending guidelines as well as prudent finance industry lending practices, and considers all prudent aspects of credit risks for the potential borrower, including the borrower's ability to service and repay any mortgage loan. The valuation/s will be provided on the assumption that the Instructing Party will provide mortgage financing at a conservative and prudent loan to value ratio. No responsibility will be accepted for this valuation nor should any reliance be placed on this valuation if the Instructing Party relies solely upon this valuation to advance any loan.

ASSUMPTIONS

An assumption is a supposition taken to be true. It involves facts, conditions or situations affecting the subject of, or approach to, a valuation that, by agreement, do not need to be verified by the valuer as part of the valuation process. Typically, an assumption is made where specific investigation by the valuer is not required in order to prove that something is true.

Assumptions are matters that are reasonable to accept as fact in the context of the valuation assignment without specific investigations or verification. They are matters that, once stated, are to be accepted in understanding the valuation or other advice provided.

The Instructing Party accepts that the valuation contains assumptions and acknowledges and accepts the risk that if any of the assumptions adopted in the valuation are incorrect or inaccurate, then this may have an effect on the valuation.

Only assumptions that are reasonable and relevant having regard to the purpose for which the valuation assignment is required will be made. We also recommend that you check the validity of the assumptions we have adopted in our report.

INSPECTIONS

We undertake such inspections and investigations as are, in our opinion, necessary to produce a valuation which is professionally adequate for its purpose.

OUR INVESTIGATIONS

We are not engaged to carry out all possible investigations in relation to the Properties. Where in our report we identify certain limitations to our investigations, this is to enable the Instructing Party to instruct further investigations where considered appropriate or where we recommend as necessary. CBRE is not liable for any loss occasioned by a decision not to conduct further investigations.

INFORMATION SUPPLIED BY OTHERS

We have assumed that where any information relevant to our valuation is supplied by you, or by any third party at your instigation, it is correct and comprehensive, and can be safely relied upon by us in preparing our valuation.

VERIFICATION OF INFORMATION

We would recommend that before any financial transaction is entered into based on the valuations, you obtain verification of any third-party information provided. We also recommend that you check the validity of the assumptions we have adopted in our report (where we have been unable to verify the facts through our own observations or experience).

FLOODING RISK

We will assume that either there is no flooding risk or, if there is, that sufficient flood defences are in place and that appropriate building insurance could be obtained at a cost that would not materially affect the capital value.

SITE SURVEY

We do not commission site surveys and a site survey has not been provided to us. We have assumed there are no encroachments by or on the property, and the Instructing Party should confirm this status by obtaining a current survey report and/or advice from a registered surveyor. If any encroachments are noted by the survey reports, this valuation must not be relied upon before first consulting CBRE to reassess any effect on the valuation.

SITE CONDITIONS

We do not commission site investigations to determine the suitability of ground conditions and services, nor do we undertake environmental or geotechnical surveys. We have assumed that these aspects are satisfactory and also that the site is clear of underground mineral or other workings, methane gas or other noxious substances. In the case of property which may have redevelopment potential, we proceed on the basis that the site has load bearing capacity suitable for the anticipated form of redevelopment without the need for additional and expensive foundations or drainage systems (unless stated otherwise).

Furthermore, we assume in such circumstances that no unusual costs will be incurred in the demolition and removal of any existing structure on the property.

ENVIRONMENTAL CONTAMINATION

In preparing our valuation we assume that no contaminative or potentially contaminative use is, or has been, carried out at the property. We do not undertake any investigation into the past or present uses of either the property or any adjoining or nearby land, to establish whether there is any potential for contamination from these uses and assume that none exists. Should it, however, be subsequently established that such contamination exists at the property or on any adjoining land or that any premises have been or are being put to contaminative use, this may have a detrimental effect on the value reported.

ASBESTOS RISK

Unless otherwise noted, we have assumed that the improvements are free of Asbestos and Hazardous Materials, or should these materials be present then they do not pose significant risk to human health, nor require immediate removal.

We assume the site is free of subsoil asbestos and have made no allowance in our valuation for site remediation works. Our visual inspection is an inconclusive indicator of the actual condition/presence of asbestos/hazardous materials within the

property. We make no representation as to the actual status of the subject property. If a test is undertaken at some time in the future to assess the degree, if any, of the presence of any asbestos/hazardous materials on site and this is found to be positive, this valuation must not be relied upon before first consulting CBRE to reassess any effect on the valuation.

HAZARDOUS & DELETERIOUS MATERIALS

Unless specifically instructed, we do not carry out investigations to ascertain whether any building has been constructed or altered using deleterious materials or methods. Unless specifically notified, our valuation assumes that no such materials or methods have been used. Common examples include high alumina cement concrete, calcium chloride, asbestos and wood wool slabs used as permanent shuttering.

DOCUMENTATION AND TITLE

We have relied on the land title certificates or lease agreements provided by the Instructing Party. Otherwise, if instructed by the Instructing Party, we will conduct a brief title search at the local Land Department office and will rely on the land title certificates or the lease agreements from the local Land Department office. We have assumed that there are no further easements or encumbrances not disclosed by this brief title search which may affect market value. However, in the event that a comprehensive title search is undertaken which reveals further easements or encumbrances, we should be consulted to reassess any effect on the value stated herein.

We do not read legal documentation. Where legal documentation is provided to us, we will have regard to the matters therein but recommend that reliance should not be placed on our interpretation thereof without prior verification by your legal advisors. Unless disclosed to us, we assume that there are no outstanding statutory breaches or impending litigation in respect of the property. We further assume that all documentation is satisfactorily drawn and that unless disclosed to us, there are no unusual or onerous restrictions, easements, covenants or other outgoings which would adversely affect the value of the relevant interest(s). In respect of leasehold properties, we will assume that your landlord will give any necessary consents to an assignment. Unless notified to the contrary we assume that each property has a good and marketable title and is free from any pending litigation.

LIEN / CAVEATS

We have disregarded the presence of any mortgage or other financial liens, or any caveats pertaining to the property.

UNREGISTERED INTERESTS

We have assumed that there are no unregistered interests or interests not captured by the applicable Regulatory Authority in the country which services are to be carried out which may affect market value. In the event that the Instructing Party becomes aware of any further or pending easements, encumbrances or unregistered interests, this valuation must not be relied upon before first consulting CBRE in writing to reassess any effect on the valuation/s.

TENANT'S COVENANT STRENGTH

Unless specifically requested, we do not make detailed enquiries into the covenant strength of occupational tenants but rely on our judgement of the market's perception of them. Any comments on covenant strength should therefore be read in this context. Furthermore, we assume, unless otherwise advised, that the tenant is capable of meeting its financial obligations under the lease and that there are no arrears of rent or other payments or undisclosed breaches of covenant.

PERMIT OF OCCUPANCY & USE

Unless otherwise stated in the report, we have not sighted a copy of the relevant Certificate of Occupation Permit and latest approved building plans for the subject property. Accordingly, our valuation/s assumes that the property complies with all requirements of the Local Authorities /Government Bodies responsible for the issue of the said Permit/Certificate and that there are no outstanding matters, orders or requisitions.

TOWN PLANNING AND OTHER STATUTORY REGULATION

Unless specifically instructed, we do not normally undertake enquiries to obtain town planning and highway information from the relevant Local Authority. We assume that the property is not adversely affected by town planning or road proposals. Our valuations are prepared on the assumption that the premises comply with all relevant statutory enactments and Building Acts and Regulations, that a valid and up-to-date Fire Certificate has been issued. We assume that all necessary consents, licences and authorisations for the use of the property and the process carried out therein have been obtained and will continue to subsist and are not subject to any onerous conditions.

In the event that a legal requisition or other relevant planning information or document is obtained and the information therein is found to be materially different to the town planning information in the report, the valuation must not be relied upon before first consulting CBRE to reassess any effect on the valuation/s.

MEASUREMENT

We will not measure the properties but will rely upon the floor areas provided to us by the Instructing Party and/or Instructing Party's advisor which we would assume to be correct and comprehensive, and which we assume have been calculated in accordance with the local market practise. We recommend that the person or entity relying upon this report should obtain a survey to determine whether the areas provided differ from the guidelines. In the event that there is a material variance in areas, we reserve the right to review our valuation as assessed herein.

VALUATION APPROACHES AND METHODS

CBRE employs industry recognised valuation approaches and methodologies using market-derived inputs or information in estimating the market value of a property.

Our report will make reference to the approach or approaches adopted, the key inputs used and the principal reasons for the conclusions reached. Where different valuation approaches and assumptions are required for different properties, this will be separately identified and reported.

Valuers are responsible for adopting, and as necessary justifying, the valuation approach(es) and the valuation methods used to fulfil individual valuation engagements. These will however have regard to; the nature of the property; the purpose, intended use and context of the particular assignment and any statutory or other mandatory requirements applicable in the jurisdiction concerned.

BUILDING SURVEYS

We do not undertake building surveys, nor do we inspect those parts that are covered, unexposed or inaccessible, or test any of the electrical, heating, drainage or other services. Any readily apparent defects or items of disrepair noted during our inspection will, unless otherwise stated, be reflected in our valuation, but no assurance is given that any property is free from defect. We assume that those parts which have not been inspected would not reveal material defects which would cause us to alter our valuation.

We assume that the services and any associated controls or software are in working order and free from defect.

HIGH VOLTAGE ELECTRICITY SUPPLY APPARATUS

Where there is high voltage electricity supply apparatus within close proximity to the property, unless otherwise stated we have not taken into account any likely effect on future marketability and value due to any change in public perception of the health implications.

PLANT & MACHINERY, FIXTURES AND FITTINGS

Our valuation includes those items usually regarded as forming part of the building and comprising landlord's fixtures, such as boilers, heating, lighting, sprinklers and ventilation systems and lifts but generally exclude process plant, machinery and equipment and those fixtures and fittings normally considered to be the property of the tenant. Where the property is valued as a fully equipped operational entity our valuation includes trade fixtures and fittings and equipment necessary to generate the turnover and profit. Valuations for investment purposes will include the landlord's fixtures and fittings but not the trade fixtures and the trade inventory where the tenant owns these.

DEVELOPMENT VALUATION

The valuation method adopted for development valuations is very sensitive to changes in key inputs. Slight changes in variables such as sales volumes or build costs will have a disproportionate effect on land value. Site values can therefore be susceptible to considerable variances because of changes in market conditions. In preparing our valuations, we will undertake a residual appraisal or Discount Cashflow of the proposed / consented scheme, making the necessary allowances to reflect the market and associated planning risks.

AGGREGATION

In the valuation of portfolios, each property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the portfolio being put on the market at any one time.

LIASING WITH LAWYERS

Where it is appropriate to do so we will liaise direct with your lawyers. However, they will be directly responsible to you for all legal work carried out by them. We will have no responsibility for their work. In particular, we will not be liable for anything contained in the legal documentation prepared by the lawyers unless we specifically state in writing that the lawyers may rely on our advice in relation to any relevant issue.

MAP & PLANS

All maps and plans quoted in our report are solely for illustration purposes only. While they are extracted from public sources, they may be not to scale. CBRE does not warrant that such dimensions shown are accurate.

DIRECTOR'S CLAUSE

The reviewer of report verifies that the report is genuine and endorsed by CBRE however the opinion of value expressed has been arrived at by the valuer or valuers.

PRIVACY ACT OR REGULATIONS

Any personal information collected and held by CBRE in the course of providing the Services will only be used for purposes relating to the provision of Services. More information about the manner in which CBRE handles personal information is described in its privacy policy.

GOVERNING LAW

This agreement shall be governed by and construed in accordance with laws of the Hong Kong Special Administrative Region (HKSAR).

Contact Details

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