

## Valuation Report

Hangzhou Tongshifu Cultural and Creative (Group) Co., Ltd

An industrial development, No. 777 Yading Road, Yang Xi Street,  
Jiande City, Zhejiang Province, the PRC.

Valuation as at February 28, 2026

27/F  
One Island East  
Taikoo Place  
18 Westlands Road  
Quarry Bay  
Hong Kong

March 23, 2026

The Directors  
Hangzhou Tongshifu Cultural and Creative (Group) Co., Ltd  
No. 777 Yading Road,  
Yang Xi Street,  
Jiande City,  
Zhejiang Province,  
The PRC

Dear Sirs/Madams,

#### **INSTRUCTIONS, PURPOSE & VALUATION DATE**

We refer to the instruction of Hangzhou Tongshifu Cultural and Creative (Group) Co., Ltd (the “Company”) for Cushman & Wakefield Limited (“C&W”) to prepare market valuation of the property in which the Company and/or its subsidiaries (together referred to as the “Group”) have interests in the People’s Republic of China (the “PRC”). We confirm that we have carried out inspection, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing the Company with our opinion of the value of the property as at February 28, 2026 (the “valuation date”).

#### **VALUATION BASIS**

Our valuation of the property represents its market value which in accordance with The HKIS Valuation Standards 2024 Edition issued by The Hong Kong Institute of Surveyors 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.”

We confirm that the valuation is undertaken in accordance with The HKIS Valuation Standards, the RICS Global Valuation Standards and the International Valuation Standards.

In valuing the property, we have complied with the requirements set out in Chapter 5 and Practice Note 12 of the Rules governing the Listing of Securities published by the Stock Exchange of the Hong Kong Limited.

Our valuation of the property is on an entirety interest basis.

## **VALUATION ASSUMPTIONS**

Our valuation of the property excludes an estimated price inflated or deflated by special terms or circumstances such as atypical financing, sale and leaseback arrangement, special considerations or concessions granted by anyone associated with the sale, or any element of value available only to a specific owner or purchaser.

In the course of our valuation of the property, we have relied on the information and advice given by the Company's legal adviser, JunHe LLP (the "Company's PRC Legal Adviser"), regarding the title to the property and the interests of the Company in the property in the PRC. Unless otherwise stated in the respective legal opinion, in valuing the property, we have assumed that the Group has an enforceable title to the property and has free and uninterrupted rights to use, occupy or assign the property for the whole of the respective unexpired land use term as granted and that any premium payable has already been fully paid.

The status of titles and grant of major certificates, approvals and licences, in accordance with the information provided by the Company are set out in the notes of the valuation report. We have assumed that all consents, approvals and licences from relevant government authorities for the developments have been obtained without onerous conditions or delays. We have also assumed that the design and construction of the property is in compliance with the local planning regulations and have been approved by the relevant authorities.

No allowances have been made in our valuation for any charges, mortgages or amounts owing on the property nor 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 any onerous nature which could affect its value.

## **METHOD OF VALUATION**

In valuing property, we have used Market Comparison Method by making reference to comparable sales evidence as available in the relevant market subject to appropriate adjustments including but not limited to floor level, size, time, view and other relevant factors. Given that the property is industrial development, comparable sales transactions are frequent and information about such sales is readily available. We have therefore used Market Comparison Method which is in line with the market practice.

## **SOURCE OF INFORMATION**

In the course of our valuation, we have relied to a very considerable extent on the information given to us by the Group and its legal adviser, JunHe LLP, regarding the title to the property and the interests of the Group in the property. We have accepted advice given by the Group on such matters as planning approvals or statutory notices, easements, tenure, identification of land and buildings, particulars of occupancy, site and floor areas, interest attributable to the Group and all other relevant matters.

Dimensions, measurements and areas are based on the copies of documents or other information provided to us by the Company and are therefore only approximations. No on-site measurement has been carried out. We have had no reason to doubt the truth and accuracy of the information provided by the Company which is material to the valuation. We were also advised that no material facts have been omitted from the information provided to us.

## **TITLE INVESTIGATION**

We have been provided with copies of the title documents relating to the property but have not carried out any land title searches. Moreover, we have not inspected the original documents to verify ownership or to ascertain any amendments which may not appear on the copies handed to us. We are also unable to ascertain the title of the property in the PRC and we have therefore relied on the advice given by the Company regarding its interests in the property.

In the course of our valuation, we have relied to a considerable extent on the information given by the Group and its legal adviser, JunHe LLP, in respect of the title to the property in the PRC.

## **SITE INSPECTION**

Ms. Sammie Tse of our Hangzhou Office who is a Registered China Real Estate Appraiser, inspected the exterior and, where possible, the interior of the property on February 27, 2026. However, no structural survey has been made, but in the course of our inspection, we did not note any serious defects. Moreover, we have not carried out investigation on site to determine the suitability of the soil conditions and the services etc. for any future development. Our valuation is prepared on the assumption that these aspects are satisfactory and that no extraordinary expenses or delays will be incurred during the construction period. We are, however, not able to report that the property is free of rot, infestation or other structural defects. No test was carried out on any of the services. Our valuation is prepared on the assumption that these aspects are satisfactory.

Unless otherwise stated, we have not carried out detailed on-site measurements to verify the site and floor areas of the property and we have assumed that the areas shown on the documents handed to us are correct.

## **CONFIRMATION OF INDEPENDENCE**

We hereby confirm that C&W and the undersigned have no pecuniary or other interests that could conflict with the proper valuation of the property or could reasonably be regarded as being capable of affecting our ability to give an unbiased opinion.

We also confirm that we are an independent qualified valuer, as referred to Rule 5.08 of the Rules Governing the Listing of Securities on the Stock Exchange of Hong Kong Limited.

This valuation report is issued only for the use of the Company for incorporation into its prospectus.

## CURRENCY

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

We enclose herewith our valuation report for your attention.

Yours faithfully,  
For and on behalf of  
**Cushman & Wakefield Limited**



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

*Note:* Grace Lam is a member of the Royal Institution of Chartered Surveyors, a Member of the Hong Kong Institute of Surveyors and a Registered Professional Surveyor (General Practice). Ms. Lam has over 30 years of experience in the professional property valuation and advisory services in the Greater China region and various overseas countries. Ms. Lam has sufficient current national knowledge of the market, and the skills and understanding to undertake the valuation competently.

## VALUATION REPORT

### Property held by the Group for owner occupation in the PRC

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at February 28, 2026
An industrial development, No. 777 Yading Road, Yang Xi Street, Jiande City, Zhejiang Province, the PRC.	<p>The property comprises an industrial development erected upon two parcels of land with a total site area of approximately 117,987.00 sq.m.</p> <p>The property comprises 15 buildings and was completed in between 2008 and 2019.</p> <p>The property has a total gross floor area of approximately 155,625.66 sq.m.</p> <p>The property is located in Yang Xi Street. Developments nearby are mainly industrial in nature. According to the information provided by the Group, the property is for industrial uses.</p> <p>The land use rights of the property have been granted for terms due to expire on October 7, 2056 and January 18, 2075 respectively for industrial use.</p>	As at the valuation date, the property was owner occupied.	RMB238,000,000  (RENMINBI TWO HUNDRED AND THIRTY EIGHT MILLION)

*Notes:*

- (1) According to Certificate of Real Estate Ownership No. (2023) 0467801, the land use rights of the property comprising a site area of 113,961.00 sq.m. and a gross floor area of 155,625.66 sq.m. have been vested in Hangzhou Zhibo Sanitary Ware Co., Ltd. for a term due to expire on October 7, 2056 for industrial use.  
  
According to Certificate of Real Estate Ownership No. (2025) 0190388, the land use rights of the property comprising a site area of 4,026.00 sq.m. have been vested in Hangzhou Zhibo Sanitary Ware Co., Ltd. for a term due to expire on January 18, 2075 for industrial use.
- (2) As advised by the Company, two self-owned buildings are currently used for paint storage and cleaning workshops. In November 2022, the Company applied to the relevant authorities for permission to retain these buildings in their current condition and continue their use. The competent local authorities have confirmed that such use does not constitute a material violation and does not pose any major safety risks. Accordingly, they have been permitted to retain and continue using these properties. Based on current regulatory communications and the surrounding factual circumstances, the Company's PRC Legal Adviser is of the view that the likelihood of them being required to vacate or demolish these buildings is remote. However, as per instructions of the Company, in the course of valuation, we have disregarded these two buildings.
- (3) We have been provided with a legal opinion on the property prepared by the Company's PRC Legal Adviser, which contains, inter alia, the following information:
  - (a) Hangzhou Zhibo Sanitary Ware Co., Ltd. is the sole legal land user of the property and has obtained the relevant rights certificates and entity approval from the government (except those two buildings in note 2); and
  - (b) Hangzhou Zhibo Sanitary Ware Co., Ltd. has the right to freely transfer, lease or dispose of the property.
- (4) In valuing the property, we have used Market Comparison Method. An average unit rate of RMB1,530/sqm has been adopted.