

[illegible]

Sa e a d c ed ab e, a a e da e f a ce e , e be ed e a d be ef
f e D ec a ade a ea ab e e e , S a e de e ed ab a f
e e e a e a e e P e a Ac a e AGM.

A c c a c a , a e , () f e d e a f e P e a A c ;
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 e a a e ; a d () a c e f e A G M , b e b e d e e b e f e
 S c E c a e (. e e .) a d e e b e f e C a (. . c) , a d
 d a c e d e d e f H S a e f e C a a c c d a c e e c e e a f
 e c e f c a e c c a , c a c e e a c a b e L R e .

A add a e e ed f a be ce a f a be c ded e c c a ,
e C a e ec b a d/ d a c e c c a e a e e ab e
bef e 9 J e 2026.

O 18 Ma 2026, e B a d c de ed a d a ed e e e a e P e a
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a d c e f c e e a c . S b e c e a a f e P e a Ac b e S a e de
a e AGM, e C a f a e e e P e P c a e A e e e G da
I e e . T e C a a e a a ce e d e c e acc da ce e
e e e f e L R e e f a e ec f e P e P c a e A e e e .
T e c a e f e P e P c a e A e e e a e a b e d a f :

Pa e : (1) e C a , a e c a e ; a d

(2) G d a I e e , a e e d .

Na e f e a ac : T e C a e a ee ac e, a d G da I e e
e a ee e , e P e , bec e e a d
c d e e P e P c a e A ee e .

The P e : The P e ca ed a F 12 15, P a e II, H e
Ed ca Pa B e Ce e , C a a S bd c , O a
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. . T e a ed e f e P e a d f acc da
a d ca e / e , a d e e f e a d e
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I e e , e ef e e a c a e c f e P e
G da I e e a cab e.

A a e a bee ce a ed e e P e , S a a
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a ee. T e af e e ed a e a be e ea ed
e e f e P e .

A a e da e f a ce e , e P e -
ed b G da I e e .

De e a d e a f U e C a f a e f e c de a de e
a fe f e: P e P c a e A ee e , e P e a be de e ed
e C a a a - ba e eed f a f a
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de e e C a e ce f ca e f a d e a d
b d e , a e a e e c a e ce
e ec f e P e . T e C a a a de e e a
f a fe f e f e P e .

W effec f e da e f de e f e P e , a e
e ce- e a ed e e e a be b e b e C a , a d a
f da a e, a d a e a a be b e b
e C a .

PAYMENT TERMS AND BASIS FOR DETERMINING THE CONSIDERATION

T e a c de a f e ac f e P e RMB31.45 (c e f a).
T e c de a a de e ed af e a e e a be ee e a e ba ed e
fa a e a e, efe e ce e a a f e P e f RMB35,286,000 c d c ed b
e de e de e a e , A a-Pac f c C a d A a a L ed (e **Independent**
Valuer), ba ed e a a ed a e a e f e P e a a 30 A 2026 e
a e c a a ac . T e C a c de ef e f e a a e
e ec f e P e e c c a f e AGM. T e c a c e f e a a e
a e a f :

Valuation Date

30 A 2026

Basis of Valuation

The Independent Valuer has carried out a detailed analysis of the available information. The Valuer has defined a fair market value for the subject property as the price that a willing buyer would pay to a willing seller in an open market, after deducting from the gross selling price the costs of sale, including the costs of legal fees, stamp duty, and other expenses.

Methods of Valuation

The Independent Valuer has adopted the following methods of valuation: the Comparison Method, the Cost Method, and the Income Method. The Comparison Method involves comparing the subject property with similar properties that have recently been sold in the market. The Cost Method involves estimating the cost of constructing a similar property, less depreciation. The Income Method involves estimating the net income that the property can generate, and then capitalizing that income to arrive at a value.

Valuation Assumptions

The Independent Valuer has made the following assumptions in carrying out the valuation: the property is being valued for sale; the property is in good condition; the market is active and liquid; the information provided is accurate and complete; and the valuation is based on the best available information.

The Independent Valuer has also made the following assumptions: the property is being valued as a going concern; the property is being valued on a fair market basis; the property is being valued on a liquidation basis; the property is being valued on a replacement cost basis; and the property is being valued on a contribution margin basis.

Valuation Standards

In accordance with the International Valuation Standards (IVS) issued by the International Valuation Standards Council (IVSC), the Valuer has adopted the following standards: the IVS 100, the IVS 200, the IVS 300, the IVS 400, the IVS 500, the IVS 600, the IVS 700, the IVS 800, the IVS 900, and the IVS 1000.

Conclusion of Value

The Independent Valuer has concluded that the fair market value of the subject property is RMB35,286,000.

In addition, the Valuer has also concluded that the replacement cost of the subject property is RMB90 million, and the liquidation value is RMB407,147.4.

Based on the above analysis, the Valuer has concluded that the fair market value of the subject property is RMB15,725,000, which is 45% of the replacement cost and 15% of the liquidation value.

The academy of the people benefited by the
free community.

ONLINE SIGNING

Sa e a d c ed ab e, a a e da e f a ce e , e be ed e a d be ef
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e e e a e a e e P e a Ac a e AGM.

A c c a c a , a e , () f e de a f e P e a Ac ; () a
e e f e I de e de B a d C ee e I de e de S a e de (e
ec e da f e I de e de B a d C ee); () a e e f ad ce f G a Ca a
e I de e de B a d C ee a d e I de e de S a e de ; () e e a a
e ; a d () a ce f e AGM, be b ed e eb e f e S c E c a e
(. e e .) a d e eb e f e C a (. .c), a d d a c ed e
de f H S a e f e C a acc da ce e c e ea f e ce f c a e
c ca , c a ce e a cab e L R e .

A add a e e ed f a e ce a f a be c ded e c c a , e
C a e ec b a d/ d a c e c c a e a e e ab e bef e 9
J e 2026.

DEFINITIONS

I a ce e , e e c e e e e e , e f e e a a e
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AGM e 2025 a a e e a ee f e C a be c e ed
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L a d M . CHAN Sa Ke H), e ab ed ad e e
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B e f e B a d
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GUAN Weili