
APPENDIX III

PROPERTY VALUATION REPORT

The following is the text of a letter and valuation certificate prepared for the purpose of incorporation in this document received from Asia-Pacific Consulting and Appraisal Limited, an independent property valuer, in connection with its valuation as at 28 February 2026 of the selected property interests of the Group.



Asia-Pacific Consulting and Appraisal Limited

Flat/Rm A, 12/F
Kiu Fu Commercial Building
300 Lockhart Road
Wan Chai
Hong Kong

[•] 2026

The Board of Directors

Shanghai Huilun Pharmaceutical Co., Ltd.
Room 1001–1002, No. 562 Dong'an Road.,
Xuhui District,
Shanghai City,
The PRC

Dear Sirs,

Instructions, Purpose and Date of Valuation

In accordance with your instructions to value the selected property interests held by Shanghai Huilun Pharmaceutical Co., Ltd. (the “**Company**”) and its subsidiaries (hereinafter together referred to as the “**Group**”) in the People’s Republic of China (the “**PRC**”). We confirm that we have carried out inspections, made relevant enquiries and searches and obtained such further information as we consider necessary for the purpose of providing you with our opinion on the market values of the property interests as at 28 February 2026 (the “**Valuation Date**”).

The selected property interests form part of the Group’s non-property activities that has a carrying amount of 15% or more of the Group’s total assets and therefore the valuation report of this property interests is required to be included in this document.

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Basis of Valuation

Our valuation was carried out on a market value basis. 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”.

Methods of Valuation

Due to the nature of the buildings and structures of the properties and the particular location in which they are situated, there are unlikely to be relevant market comparable sales readily available, the buildings and structures of the properties have been valued by the cost approach with reference to their depreciated replacement costs.

Depreciated replacement cost is defined as “the current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimization.” It is based on an estimate of the market value for the existing use of the land, plus the current cost of replacement of the improvements, less deduction for physical deterioration and all relevant forms of obsolescence and optimization. In arriving at the value of the land portion, reference has been made to the sales evidence as available in the locality. The depreciated replacement cost of the property interest is subject to adequate potential profitability of the concerned business. In our valuation, it applies to the whole of the complex or development as a unique interest, and no piecemeal transaction of the complex or development is assumed.

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 allowance has been made in our report for any charge, mortgage or amount owing on any of the property interests valued nor for any expense or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the properties are free from encumbrances, restrictions and outgoings of an onerous nature, which could affect their values.

Valuation Standards

In valuing the property interests, we have complied with all requirements contained in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited; the RICS Valuation — Professional Standards published by the Royal Institution of Chartered Surveyors; the HKIS Valuation Standards published by the Hong Kong Institute of Surveyors, and the International Valuation Standards issued by the International Valuation Standards Council.

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Source of Information

We have relied to a very considerable extent on the information given by the Group and have accepted advice given to us on such matters as tenure, planning approvals, statutory notices, easements, particulars of occupancy, lettings, and all other relevant matters.

We have had no reason to doubt the truth and accuracy of the information provided to us by the Group. We have also sought confirmation from the Group that no material factors have been omitted from the information supplied. We consider that we have been provided with sufficient information to arrive at an informed view, and we have no reason to suspect that any material information has been withheld.

Document and Title Investigation

We have been shown copies of various title documents including Real Estate Title Certificates and other official permits relating to the property interests and have made relevant enquiries. Where possible, we have examined the original documents to verify the existing title to the property interests in the PRC and any material encumbrance that might be attached to the property interests or any tenancy amendment. We have relied considerably on the advice given by the Company’s PRC legal advisor — DeHeng Shanghai Law Office, concerning the validity of the property interests in the PRC.

Area Measurement and Inspection

We have not carried out detailed measurements to verify the correctness of the areas in respect of the properties but have assumed that the areas shown on the title documents and official site plans handed to us are correct. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations. No on-site measurement has been taken.

We have inspected the exterior and, where possible, the interior of the properties. However, we have not carried out investigation to determine the suitability of the ground conditions and services for any development thereon. Our valuation has been prepared on the assumption that these aspects are satisfactory and that no unexpected cost and delay will be incurred during construction. Moreover, no structural survey has been made, but in the course of our inspection, we did not note any serious defect. We are not, however, able to report whether the properties are free of rot, infestation or any other structural defect. No tests were carried out on any of the services.

The site inspection was carried out in July 2025 by Ms. Genma Liang who is a member of Certified Public Valuer and has 2 years’ experience in property valuation in the PRC.

THIS DOCUMENT IS IN DRAFT FORM, INCOMPLETE AND SUBJECT TO CHANGE AND THAT THE INFORMATION MUST BE READ IN CONJUNCTION WITH THE SECTION HEADED “WARNING” ON THE COVER OF THIS DOCUMENT.

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Currency

All monetary figures stated in this report are in Renminbi (RMB).

Our valuation certificate is attached below for your attention.

Yours faithfully,
for and on behalf of
Asia-Pacific Consulting and Appraisal Limited

David G. D. Cheng
MRICS
Partner

Note: David G. D. Cheng is a Chartered Surveyor who has over 20 years’ experience in the valuation of assets in the Greater China Region, the Asia-Pacific region, the United States and Canada.

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VALUATION CERTIFICATE

Property interests held and occupied by the Group in the PRC

No.	Property	Description and tenure	Particulars of occupancy	Market value in existing state as at the Valuation Date RMB
1.	A parcel of land, 21 buildings and various structures located in No. 7 Gaoshigang Road, Yaojiagang Chemical Industrial Zone, Zhijiang, Yichang City, Hubei Province, The PRC	The property comprises a parcel of land with a site area of approximately 126,307.80 sq.m. and 21 buildings and various ancillary structures erected thereon which were completed in 2023. The 21 buildings have a total gross floor area of approximately [65,877.76] sq.m., include 4 workshops, 6 warehouses, 3 guardhouses, an office building, a logistics building, a laboratory building, a central control building and 4 ancillary buildings. The structures mainly include water tank, wastewater treatment tank, collection tank, fire protection engineering, tank farm, roads and boundary walls. The land use rights of the property have been granted to the Group for a term expiring on 8 June 2070 for industry use.	The property is currently occupied by the Group for production and ancillary purposes.	116,677,000

Notes:

- Pursuant to a State-owned Land Use Rights Grant Contract — E-YC(ZJ) 20–00000721 dated 29 April 2020, the land use rights of a parcel of land with a site area of approximately 126,307.90 sq.m. were contracted to be granted to Shanghai Huilun Hubei Pharmaceutical Co., Ltd. (上海滙倫湖北制藥有限公司, “**Hubei Huilun**”), for a term of 50 years for industrial use commencing from the land delivery date. The land premium was RMB30,300,000.
- Pursuant to a Real Estate Title Certificate — E (2025) Zhijiang Shi Bu Dong Chan Quan Di No.0010646, the land use rights of a parcel of land with a site area of approximately 126,307.80 sq.m. have been granted to Hubei Huilun for a term expiring on 8 June 2070 for industry use.

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3. For the 21 buildings with a total gross floor area of approximately [65,877.76] sq.m., we have not been provided with any title certificates except for the following documents:
 - a. Pursuant to 3 Construction Work Planning Permits — Jian Zi Di Nos. 420583202100076, 420583202100125, 420583202100227 in favour of Hubei Huilun, various buildings with a total gross floor area of approximately 76,982.46 sq.m. has been approved for construction (including the buildings of the property).
 - b. Pursuant to 5 Construction Work Commencement Permits — No. 420583202103150101, 420583202103150201, 420583202105130101, 420583202105130201, 420583202204210101 in favour of Hubei Huilun, permission by the relevant local authority was given to commence the construction work of various buildings with a total gross floor area of approximately 65,556.61 sq.m.
 - c. Pursuant to 13 Construction Work Completion Acceptance Filing Forms, 13 buildings with a total gross floor area of approximately [58,159.92] sq.m. have been completed and passed the acceptance inspection.
4. We have been provided with a legal opinion regarding the property interest by the Company’s PRC legal advisors, which contains, *inter alia*, the following:
 - a. The land use right of the property is mortgaged.
 - b. The buildings mentioned in note 3 have obtained the Land Use Planning Permit, Construction Work Planning Permits and Construction Work Commencement Permits. Hubei Huilun is currently in the process of applying for the ownership certificates for the buildings. There are no substantive obstacles to obtaining the ownership certificates.
5. In the valuation of this property, we have attributed no commercial value to the building of the property mentioned in note 3 whose proper title certificates have not been obtained. However, for reference purpose, we are of the opinion that the depreciated replacement cost of it (excluding land element) as at the Valuation Date would be RMB154,733,000 assuming the relevant title certificate has been obtained and it could be freely transferred.