The following is the text of a letter, summary of values and valuation certificates, prepared for the purpose of incorporation in this document received from Jones Lang LaSalle Corporate Appraisal and Advisory Limited, an independent valuer, in connection with its valuation as at 31 January 2026 of the property interest held by the Group.

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Jones Lang LaSalle Corporate Appraisal and Advisory Limited
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Company Licence No.: C-030171

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The Board of Directors
Amlogic (Shanghai) Co., Ltd.
Room 406, South Building
No. 350 Chunxiao Road, China
(Shanghai) Pilot Free Trade Zone
Pudong New Area, Shanghai
PRC

Dear Sirs,

In accordance with your instructions to value the property interest held by Amlogic (Shanghai) Co., Ltd. (the "**Company**") and its subsidiaries (hereinafter together referred to as the "**Group**") in the United States of America ("**United States**"), 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 of the market value of the property interest as at 31 January 2026 (the "**valuation date**").

Our valuation is 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".

We have valued the property interest by direct comparison approach assuming sale of the property interest in its existing state taking into account the subject tenancies and by making reference to comparable sales transactions as available in the relevant market. This approach rests on the wide acceptance of the market transactions as the best indicator and pre-supposes that evidence of relevant transactions in the market place can be extrapolated to similar properties, subject to allowances for variable factors.

Our valuation has been made on the assumption that the seller sells the property interest 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 value of the property interest.

No allowance has been made in our report for any charge, mortgage or amount owing on any of the property interest valued nor for any expense 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 outgoings of an onerous nature, which could affect its value.

In valuing the property interest, we have complied with all requirements contained in Chapter 5 of the Rules Governing the Listing of Securities issued by The Stock Exchange of Hong Kong Limited; the RICS Valuation — Global 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 published by the International Valuation Standards Council.

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 other relevant matters.

We have been shown copies of various title documents including grant deed and other official documents relating to the property interest in the United States and have made relevant enquiries. Where possible, we have examined the original documents to verify the existing title to the property interest in the United States and any material encumbrance that might be attached to the property interest or any tenancy amendment.

We have not carried out detailed measurements to verify the correctness of the areas in respect of the property 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 property. 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. 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 property is 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 12 March 2026 by Mr. Louis Morago who is a Certified General Real Estate Appraiser in the State of California and has more than 6 years of experience in the valuation of various properties in the United States. Our valuation of the subject property was undertaken with the collaboration of Mr. Louis Morago of our US office.

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.

Climate change, sustainability, resilience, and ESG are increasingly influencing investment approaches as they may affect prospects for rental and capital growth, and susceptibility to obsolescence. Properties that do not meet the sustainability characteristics expected in the market may represent a higher investment risk, particularly as occupiers become more conscious of ESG impacts on operational workspace, which could impact on vacancy and rental levels. This view is supported by RICS in their recently published guidance note "Sustainability and ESG in commercial property valuation and strategic advice (3rd Edition)."

While some of the sustainability and ESG initiatives are considered subjective and intangible, they cannot always be demonstrated with quantifiable evidence. Based on our research and local market knowledge, there is not yet any direct and tangible evidence of ESG being reflected in specific investment behaviours and/or pricing considerations for assets of a similar nature to the subject property, although it is acknowledged that ESG criteria is forming part of an increasing number of investment mandates. However more tangible benefits such as energy efficiency are realizable in operational costs. We have not undertaken full asset and market investigations in this regard. Whilst there is currently no direct and tangible evidence to suggest that the market is making pricing adjustments for ESG, we will continue to monitor market movements and sentiment.

Unless otherwise stated, all monetary figures stated in this report are in United States Dollars (USD).

Our valuation certificate is attached below for your attention.

Yours faithfully,
for and on behalf of
Jones Lang LaSalle Corporate Appraisal and Advisory Limited
Eddie T. W. Yiu
MRICS MHKIS R. P. S. (GP)
Senior Director

Note: Eddie T. W. Yiu is a Chartered Surveyor who has 32 years' experience in the valuation of properties in Hong Kong as well as relevant property valuation experience in the the United States.

VALUATION CERTIFICATE

Property interest held by the Group in the United States

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 31 January 2026
			USD
488 Ellis Street, Mountain View, CA 94043	The property is located at the western side of Ellis Street and the southern side of National Avenue in Mountain View, California. The locality of the property comprises mainly office/flex uses, retail and commercial. The area is served with office, flex and retail developments. The property comprises a one-storey flex building with a total gross floor area of approximately 17,620 sq.ft. which was completed in 1966 and renovated in 2025. The buildings mainly include office and R&D space and are constructed of mainly concrete, glass and metal build structure. The property occupies a parcel of land with a site area of approximately 46,174 sq.ft. (or approximately 1.06 acres). The property is held under freehold interest.	As at the valuation date, portion of the property was leased and the remaining portion of the property was vacant. (see notes 3 and 5)	13,700,000

Notes:

1. Pursuant to a copy of a special warranty deed dated 21 August 2024, the registered owner of the property is Amlogic (CA) Co., Inc.

2. Amlogic (CA) Co., Inc is a wholly owned subsidiary of the Company.

3. Pursuant to a lease agreement entered between Amlogic (CA) Co., Inc and Amlogic (USA) Ltd dated 29 April 2025, portion of the property with a total gross floor area of approximately 9,806 sq.ft. was leased for general office purposes for a term of 5 years commencing from 1 May 2025 and expiring on 30 April 2030. The monthly rent as at the valuation date is USD41,675.50, inclusive of HVAC and other maintenance costs and exclusive of water and electricity charges. The 5 year lease term is typical of rented properties in California.

4. Amlogic (USA) Ltd is a subsidiary of Amlogic Holdings Ltd., a substantial Shareholder of the Company.

5. As advised by the Company, the remaining portion of the property of approximately 7,814 sq.ft. was vacant as at the valuation date.

6. According to the Land Use Plan, the site of the property is zoned as P, or the planned community zoning.

7. We have analyzed recent market sales evidences of similar properties to compare with the property under assessment. The unit price of these comparable properties ranges from USD537.81 to USD950.00 per sq.ft. Appropriate adjustments and analysis are considered to the differences in several aspects including time, location, and physical characteristics between the comparable properties and the subject property to arrive at the market value of the property. Based on the analysis of the comparable properties, the adjusted average unit rate for the market value of the subject property is USD778.00 per sq.ft.