The following is the text of a letter and a valuation certificate prepared for the purpose of incorporation in this document received from Greater China Appraisal Limited, an independent valuer, in connection with their valuation as at May 31, 2026 of the real property interest held by the Group.

GREATER CHINA APPRAISAL LIMITED
漢 華 評 值 有 限 公 司

Room 1505, 15/F.,
No. 8 Queen's Road East,
Wan Chai, Hong Kong

[•] 2026

The Board of Directors
Shenzhen Forms Syntron Information Co., Ltd.
3/F, Forms Syntron Building
No. 8, No. 7 South Gaoxin Road
Nanshan District
Shenzhen
The People's Republic of China

Dear Sirs,

Re: Valuation of a real property interest located in the People's Republic of China (the "PRC") (the "Real Property")

In accordance with the instructions from Shenzhen Forms Syntron Information Co., Ltd. (the "**Company**") for us to value a real property interest held by the Company in the PRC, details of which are provided in the enclosed valuation certificate, we confirm that we have carried out an inspection, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market value of such real property interest as at May 31, 2026 (referred to as the "**valuation date**").

This letter which forms part of our valuation report explains the basis and methodology of valuation, and clarifies our assumptions made, title investigation of the Real Property and the limiting conditions.

I. BASIS OF VALUATION

The valuation is our opinion of the market value which we would define as intended to mean "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".

Market value is understood as the value of an asset or liability estimated without regard to costs of sale or purchase (or transaction) and without offset for any associated taxes or potential taxes.

II. VALUATION METHODOLOGY

We have attributed no commercial value to the Real Property, due either to the prohibition against assignment.

III. ASSUMPTIONS

Our valuation has been made on the assumption that the owner sells the real property interest on the open market in its existing state without the benefit of any deferred term contracts, leasebacks, joint ventures, management agreements or any similar arrangement which would serve to affect the value of the real property interest.

All applicable zoning and use regulations and restrictions have been complied with unless nonconformity has been stated, defined, and considered in the valuation report.

No environmental impact study has been ordered or made. Full compliance with applicable local, provincial and national environmental regulations and laws is assumed unless otherwise stated, defined, and considered in the report. In addition, it is assumed that all required licences, consents, or other legislative or administrative authority from any local, provincial, or national government or private entity or organisation either have been or can be obtained or renewed for any use which the report covers.

Other specific assumptions of the Real Property, if any, have been stated out in the footnotes of the valuation certificate.

IV. TITLESHIP INVESTIGATION

We have been provided with copies of legal documents regarding the Real Property. However, due to the current registration system of the PRC, we are unable to conduct any search or investigations regarding the legal title or any liabilities attached to the Real Property.

In the course of our valuation, we have relied upon the legal opinion given by the Company's PRC legal adviser — King & Wood (金杜律師事務所) in relation to the legal title to the Real Property. All legal documents disclosed in this report are for reference only and no responsibility is assumed for any legal matters concerning the legal title to the Real Property set out in this report.

V. LIMITING CONDITIONS

We have inspected the exterior and, where possible, the interior of the Real Property. However, no structural survey has been made and we are therefore unable to report as to whether the Real Property is free from rot, infestation or any other structural defects. Also, no tests were carried out on any of the services.

We have not carried out detailed site measurements to verify the correctness of the areas in respect of the Real Property but have assumed that the areas shown on the relevant documents provided to us are correct. Based on our experience of valuation of similar real properties, we consider the assumptions so made to be reasonable. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations.

Having examined all relevant documentation, we have relied to a very considerable extent on the information provided and have accepted advice given to us by the Company on such matters as planning approvals, statutory notices, easements, tenure, occupation, site and floor areas and in the identification of the Real Property. We have had no reason to doubt the truth and accuracy of the information provided by the Company. We were also advised by the Company that no material factors have been omitted from the information supplied. We consider that we have been provided with sufficient information to reach an informed view, and have no reason to suspect that any material information has been withheld.

No allowances have been made in our valuation for any charges, mortgages or amounts owing on the real property valued nor for any expenses or taxation which may be incurred in effecting a sale.

Since the Real Property is located in a relatively under-developed market, the PRC, those assumptions are often based on imperfect market evidence. A range of values may be attributable to the Real Property depending upon the assumptions made. While we have exercised our professional judgment in arriving at the value, report readers are urged to consider carefully the nature of such assumptions which are disclosed in the valuation report and should exercise caution in interpreting the valuation report.

VI. OPINION OF VALUE

Our opinion of the market value of the Real Property is set out in the attached the valuation certificate.

VII. REMARKS

Our valuation has been prepared in accordance with generally accepted valuation procedures and in compliance with the requirements contained in Chapter 5 and Practice Note 12 of the Rules Governing the Listing of Securities of The Stock Exchange of Hong Kong Limited.

In valuing the real property interest, we have complied with the requirements contained in the HKIS Valuation Standards (2024 Edition) published by The Hong Kong Institute of Surveyors and the RICS Valuation – Global Standards (effective from January 31, 2025) published by The Royal Institution of Chartered Surveyors.

Site inspection of the Real Property was conducted in November 2025 by Derrick Chau (MHKIS). The Real Property is maintained in a reasonable condition commensurate with its age and use, and equipped with normal building services.

Unless otherwise stated, all monetary amounts stated herein are dominated in the currency of Renminbi ("**RMB**").

We enclose herewith the valuation certificate.

This valuation report is issued subject to our General Service Conditions.

Yours faithfully,
For and on behalf of
GREATER CHINA APPRAISAL LIMITED

Mr. Man Lam	**Mr. Andy Lee**
MRICS, MHKIS, RPS (G.P.)	*MRICS, MHKIS*
Director	Assistant Director

Notes:

Mr. Man Lam is a Chartered Surveyor who has more than 20 years of real property valuation experience in Hong Kong, the PRC and the Asia-Pacific region.

Mr. Andy Lee is a Chartered Surveyor who has more than 10 years of real property valuation experience in Hong Kong, the PRC and the Asia-Pacific region.

VALUATION CERTIFICATE

Real property interest held and occupied by the Group in the PRC

Real Property	Descriptions and Tenure	Particulars of Occupancy	Market Value in existing state as at May 31, 2026
Forms Syntron Building located at No. 7 South Gaoxin Road, Nanshan District, Shenzhen City, Guangdong Province, the PRC	The Real Property is located at the Ke Ji Yuan District of Nanshan District in Shenzhen. Ke Ji Yuan District is a centre for technological innovation in Shenzhen. The Real Property is about 25 kilometres and 5 kilometres respectively from Shenzhen Bao An International Airport and Shenzhen Bay Port. The immediate locality is a new technology innovation area. The Real Property comprises a land parcel with a site area of approximately 3,735.68 square metres (the "**Land Parcel**") and a building (the "**Building**") erected thereon. The Building is of 19-storey ("**above-ground portion**") with a 4-storey basement for car park ("**under-ground portion**") which were completed in 2018. The total gross floor area ("**GFA**") of the above-ground portion of the Real Property is approximately 22,525.81 square metres. The breakdowns of which are as follows:	The Real Property is currently occupied by the Group for R&D and ancillary purpose.	No commercial value

Usage	**Approximate GFA** *(square metres)*
Commercial Portion	2,173.93
R&D Portion	20,292.46*
Civil Defence Alarm Room	13.11
Fire Control Room	46.31
Total:	22,525.81

**Remark:– 3,652.59 square metres of Machine Room is included in the GFA of R&D Portion.*

160 car parking spaces are situated at the under-ground portion of the Real Property.

The land use rights of the Real Property have been granted for R&D, and commercial uses for a term of 50 years expiring on June 13, 2061.

Notes:

(i) According to an Immovable Property Rights Certificate (不動產權證), known as Yue (2018) Shenzhen City Bu Dong Chan Quan Di No. 0201059 dated November 8, 2018 and issued by Ministry of Natural Resources of the People's Republic of China, land use rights of the Land Parcel of the Real Property with a site area of approximately 3,735.68 square metres have been granted to 深圳四方精創資訊股份有限公司 (Shenzhen Forms Syntron Information Co., Ltd.), (referred to as "**Shenzhen Forms Syntron**"), for a term of 50 years expiring on June 13, 2061 for R&D, and commercial uses.

(ii) According to the Immovable Property Rights Certificate stated in note (i), the building ownership of the above-ground portion of the Real Property with a total gross floor area of approximately 22,525.81 square metres has been vested by Shenzhen Forms Syntron for R&D, and commercial uses.

(iii) According to the Immovable Property Rights Certificate stated in note (i), the Real Property is restricted to self-use only.

(iv) According to the Immovable Property Rights Certificate stated in note (i), the R&D portion of the above-ground portion of the Real Property could not be leased.

(v) We have been provided with a legal opinion regarding the real property interest issued by the Company's PRC legal adviser which is summarised below:

1. According to the Immovable Property Rights Certificate and the file search certificate document issued by the Real Estate Registration Center, the Real Property with an Immovable Property Rights Certificate, known as Yue (2018) Shenzhen City Bu Dong Chan Quan Di No. 0201059 has the following restrictions on rights: "The prescribed gross floor area of this registration is 22,525.81 square meters, and the nature of which is commodity housing, including 2,173.93 square meters for commercial, 20,292.46 square meters for R&D (including 3,652.59 square meters of machine room on Level 03–05), 13.11 square meters for civil defence alarm room, and 46.31 square meters for fire control room. All of this land is limited to self-use and could not be transferred. If it is necessary for the Real Property to be transferred, the Government would resume the residual value after depreciation of the cost price; the R&D and production could not be leased; if it is used for mortgage, the mortgage value shall not be higher than the cost price. Other rights and responsibilities of this land shall be implemented in accordance with Shen Di He Zi (2011) 8018 Hao Shenzhen City Land Use Rights Grant Contract and its first supplementary agreement."; and

2. As of [March 31, 2026], Shenzhen Forms Syntron has obtained the real estate ownership certificate of the above-mentioned self-owned real estate in accordance with the law and legally own the above-mentioned real estate ownership. Except for the disclosed restrictions on rights, the above-mentioned self-owned real estate does not have any mortgage or other restrictions on rights.

(vi) Given that the Real Property is restricted to be transferred freely in the market, we have attributed no commercial value to the Real Property. However, for reference purpose, we are of the opinion that the depreciated replacement cost of the Real Property (excluding the land) as at the valuation date would be RMB299,000,000.