

VALUATION REPORT

Valuation Services in relation to

the Market Value of Various Properties

**Located at No. 60 Guanganmen South Street, Xicheng District, Beijing
the PRC**

Prepared for:

Wisdom Wealth Resources Investment Holding Group Limited

Valuation Date:

31 December 2021

24 March 2022

The Board of Directors

Wisdom Wealth Resources Investment Holding Group Limited

Unit 10-12, 19/F, China Merchants Tower, Shun Tak Centre,
168-200 Connaught Road Central, Sheung Wan, Hong Kong.

Dear Sirs/Madams,

INSTRUCTIONS

In accordance with the instructions of Wisdom Wealth Resources Investment Holding Group Limited (the “Company”) and its subsidiaries (hereinafter together referred to as the “Group”) for us to carry out the valuation of the property interests located in No. 60, Guanganmen South Street, Xicheng District, Beijing, the People’s Republic of China (the “PRC”) held by the Group. We confirm that we have carried out inspection, 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 interests as at 31 December 2021 (the “Valuation Date”).

VALUATION STANDARDS

In valuing the property interests, we have complied with all the requirements set out 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 “Listing Rules”), the HKIS Valuation Standards (2020 Edition) published by the Hong Kong Institute of Surveyors and the International Valuation Standards published from time to time by the International Valuation Standards Council.

BASIS OF VALUATION

Our valuation is carried out on a Market Value basis, which 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*”.

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 special value or costs of sale and purchase or offset for any associated taxes.

No allowance has been made in our report for any charges, mortgages or amounts owing on any of the property interests valued nor for any expenses 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.

In the course of our valuation of the property in the PRC, we have assumed that transferable land use rights in respect of the property for a specific term at nominal annual land use fees have been granted and that any premium has already been fully settled. We have relied on the advice given by the Group regarding the title to the property. For the purpose of our valuation, we have assumed that the grantee has an enforceable title to the property.

In valuing the property in the PRC, we have assumed that the grantees or the users of the property have free and uninterrupted rights to use or to assign the property for the whole of the unexpired term as granted.

Unless noted in the report, vacant possession is assumed for the property concerned.

Moreover, we have assumed that the design and construction of the properties are in compliance with the local planning regulations and requirements and had been duly examined and approved by the relevant authorities.

Continued uses assumes the properties will be used for the purposes for which the properties are designed and built, or to which they are currently adapted. The valuation on the property in continued uses does not represent the amount that might be realised from piecemeal disposition of the property in the open market.

No environmental impact study has been ordered or made. Full compliance with applicable national, provincial and local environmental regulations and laws is assumed. Moreover, 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.

It is also assumed that all applicable zoning and use regulations and restrictions have been complied with unless nonconformity has been stated, defined and considered in the valuation report. In addition, it is assumed that the utilisation of the land and improvements are within the boundaries of the properties described and that no encroachment or trespass exists, unless noted in the report.

We have further assumed that the properties were not transferred or involved in any contentious or non-contentious dispute as at the valuation date. We have also assumed that there was not any material change of the properties in between dates of our inspection and the valuation date.

VALUATION METHODOLOGY

In the course of our valuation, unless otherwise stated, we have valued the properties in their designated uses with the understanding that the properties will be used as such (hereafter referred to as “continued uses”).

In valuing the property interests, we have valued by market approach which is generally by comparing recent market evidence of similar properties located in the neighborhood area of the property. Adjustments are considered to reflect the differences in various aspects including market conditions, size, location, time, age, quality and any other relevant factors when comparing such sales against the property. This approach is commonly used to value properties where reliable market evidence is available.

TITLE INVESTIGATION

We have been provided with copies of documents in relation to the title of the property interests in the PRC. Where possible, we have examined the original documents to verify the existing title to the property interest in the PRC and any material encumbrance that might be attached to the property interests or any tenancy amendment. All documents have been used for reference only and all dimensions, measurements and areas are approximate. In the course of our valuation, we have relied considerably on the legal opinion given by the Company’s PRC legal adviser – Hai Run Law Firm, concerning the validity of title of the property interests in the PRC.

SITE INVESTIGATION

We have inspected the exteriors and, where possible, the interior of the Property. The site inspection was carried out on 16 February 2022 by Ken Feng (Director) and Vincent Zhang (Valuer). However, we have not carried out an investigation on site to determine the suitability of ground conditions and services for any development thereon. Our valuation has been prepared on the assumption that these aspects are satisfactory. We have further assumed that there is no significant pollution or contamination in the locality which may affect any future developments.

Moreover, no structural surveys have been undertaken, but in the course of our inspection, we did not note any serious defects. We are not, however, able to report whether the Property is free of rot, infestation or any other structural defects. No tests were carried out on any of the utility services.

SOURCE OF INFORMATION

Unless otherwise stated, we shall rely to a considerable extent on the information provided to us by the Company or the legal or other professional advisers on such matters as statutory notices, planning approvals, zoning, easements, tenures, completion date of buildings, development proposal, identification of properties, particulars of occupation, site areas, floor areas, matters relating to tenure, tenancies and all other relevant matters.

We have had no reason to doubt the truth and accuracy of the information provided to us by the Company. We have also sought confirmation from 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 we have no reason to suspect that any material information has been withheld.

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.

LIMITING CONDITION

Wherever the content of this report is extracted and translated from the relevant documents supplied in Chinese context and there are discrepancies in wordings, those parts of the original documents will take prevalent.

CURRENCY

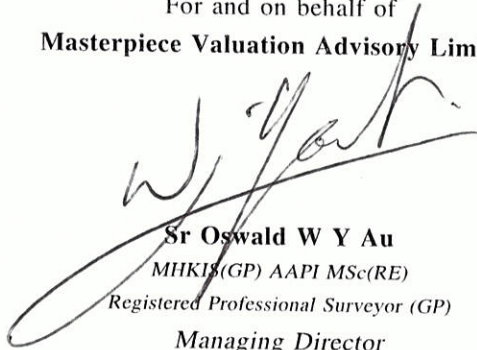
Unless otherwise stated, all monetary amounts stated in this report are in Renminbi (RMB).

Our valuations are summarized below, and the valuation certificates are attached.

Yours faithfully,

For and on behalf of

Masterpiece Valuation Advisory Limited



Sr Oswald W Y Au
MHKIS(GP) AAPI MSc(RE)
Registered Professional Surveyor (GP)
Managing Director

Note: Mr. Oswald W Y Au is a member of Hong Kong Institute of Surveyors (General Practice), Associate Member of Australian Property Institute and a Registered Professional Surveyor (General Practice) registered with Surveyors Registration Board. He has over 10 years' experience in financial valuation and property valuation in Hong Kong, the PRC, the U.S. and Asia Pacific region.

VALUATION CERTIFICATE

Property interests held for investment by the Group

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 December 2021 RMB
<p>Various commercial units and car parking spaces located at No.60, Guanganmen South Street, Xicheng District, Beijing City, the PRC</p>	<p>The property comprises various commercial units on the 1st and 2nd floor and 384 car parking spaces of a mixed-use building completed in about 2001.</p> <p>The property has a total gross floor area of approximately 16,360.03 sq.m.. Please see notes no. iv for area details.</p> <p>The property is located nearby the Xicheng Experimental Primary School, with approximately 1km to Caihuiying Station and 2km to Beijing South Railway Station.</p> <p>The land use rights of the property have been granted for a term expiring on 5 February 2071 and 24 May 2070 for residential use, 5 February 2041 for public facilities use and 24 May 2040 for commercial, underground car parking and warehouse use.</p>	<p>As at the date of valuation, portion of the property with a total gross floor area of approximately 15,036.42 sq.m. was leased to Wealthy Farm Holdings Limited. For details, please refer to notes no. v.</p> <p>The remaining portion of the property is vacant.</p>	<p>289,270,000</p>

Notes:

- i. Pursuant to the State-owned Land Use Rights Certificate – Jing Xi Guo Yong (2014 Chu) Di No. 00035 dated 15 April 2014 with a total site area of approximately 7,040.63 sq.m. has been granted to the Beijing Yinghe Real Estate Development Co., Ltd. (北京盈和房地產綜合開發有限公司) for a term expiring on 5 February 2071 for residential use and 5 February 2041 for public facilities use.
- ii. Pursuant to the Building Ownership Certificate – X Jing Fang Quan Zheng Xuan Zi Di No. 015736 dated 21 April 2009, the property with a total gross floor area of approximately 10,482.54 sq.m. for residential and underground car parking use was vested to the Beijing Yinghe Real Estate Development Co., Ltd.
- iii. Pursuant to the Real Estate Ownership Certificate – Jing (2016) Xi Cheng Qu Bu Dong Chan Quan Di No. 0023267 dated 17 May 2016, the property with a total gross floor area of approximately 8,195.45 sq.m. for residential, commercial, car parking and warehouse use was vested to the Beijing Yinghe Real Estate Development Co., Ltd and expiring on 24 May 2040 for commercial, underground car parking and warehouse use and 24 May 2070 for residential use.

- iv. In accordance with the instruction from the Group, our valuation has performed to the property with a total gross floor area of approximately 16,360.03 sq.m. According to the information provided to us, the floor area details of the property are as follows:

Building Use	Floors	Gross Floor Area (sq.m.)
Commercial	1F	384.37
Commercial	2F	939.24
Car Parking Space and Warehouse	B1-B2	6,460.22
Car Parking Space and Warehouse	B1-B2	8,576.20
Total		<u>16,360.03</u>

- v. Pursuant to the tenancy agreement entered into between Beijing Yinghe Real Estate Development Co., Ltd. and Wealthy Farm Holdings Limited, the property with the gross floor area of approximately 15,036.42 sq.m. has been leased to Wealthy Farm Holdings Limited for a term of 2 years commencing from 1 October 2020 and expiring on 30 September 2022 with a monthly rent of approximately RMB1,250,000.
- vi. We have been provided with a legal opinion regarding the property interest by the Company's PRC legal advisers, which contains, *inter alia*, the following:
- a. The State-Owned Land Use Rights Certificate, Building Ownership Certificate and Real Estate Ownership Certificate are legally obtained by the Group and valid; and
 - b. The property was not pledged.
- vii. In our valuation, we have referred to some transaction/asking price references of comparable in the subject and nearby properties. We have adopted the range of unit rates between RMB 80,000 to RMB 100,000 per sq.m. for commercial use and RMB 540,000 to RMB 600,000 each for car parking space. The unit rates assumed by us are consistent with the said price reference. Due adjustments to the unit rates of those price reference have been considered to reflect factors including but not limited to time, location, and size in arriving at the key assumptions.
- viii. A summary of major certificates/licenses is shown as follows:
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|----|--|-----|
| a. | State-owned Land Use Right Certificate | Yes |
| b. | Building Ownership Certificate | Yes |
| c. | Real Estate Ownership Certificate | Yes |