

*The following is the text of a letter, summary of values and valuation certificate, 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 September 30, 2022 of the property interest held by the Group.*



Jones Lang LaSalle Corporate Appraisal and Advisory Limited  
7/F One Taikoo Place 979 King's Road Hong Kong  
tel +852 2846 5000 fax +852 2169 6001  
Company License No.: C-030171

November [●], 2022

The Board of Directors  
**YH Entertainment Group**  
PO Box 309, Uglan House  
Grand Cayman, KY1-1104

Dear Sirs,

In accordance with your instructions to value the property interest held by YH Entertainment Group (the “**Company**”) and its subsidiaries (hereinafter together referred to as the “**Group**”), 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 September 30, 2022 (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 interests in their existing state with the benefit of immediate vacant possession and by making reference to comparable sales transactions as available in the relevant market.

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 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 are free from encumbrances, restrictions and outgoings of an onerous nature, which could affect their values.

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 not been provided with copies of the title documents relating to the property interests but we have conducted title search for titles of the property and certificate for occupation of the property. Where possible, we have examined the original documents to verify the existing title to the property interest in the countries 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/floor 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 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 on February 16, 2022 by Mr. Kim Jeong Min. Mr. Kim is a Certified Public Appraiser in Korea and has 3 year’s experience in the valuation of various properties in the Korea.

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.

Unless otherwise stated, all monetary figures stated in this report are in South Korean Won (KRW). The exchange rate adopted in our valuation is approximately KRW1=RMB0.0050 which was approximately the prevailing exchange rate as at the valuation date.

We are instructed to provide our opinion of values as per the valuation date only. It is based on economic, market and other conditions as they exist on, and information made available to us as of, the valuation date and we assume no obligation to update or otherwise revise these materials for events in the time since then. In particular, the outbreak of the Novel Coronavirus (COVID-19) since declared Global Pandemic on March 11, 2020 has caused much disruption to economic activities around the world. As of the report date, Korea’s economy is experiencing gradual recovery and it is anticipated that disruption to business activities will steadily reduce. We also note that market activity and market sentiment in these particular market sectors remain stable. However, we remain cautious due to

uncertainty for the pace of global economic recovery in the midst of the outbreak which may have future impact on the real estate market. Therefore, we recommend that you keep the valuation of these properties under frequent review.

Our valuation is summarized below and the valuation certificate is attached.

Yours faithfully,  
for and on behalf of  
**Jones Lang LaSalle Corporate Appraisal and Advisory Limited**  
**Gilbert C.H. Chan**  
*MRICS MHKIS RPS (GP)*  
*Senior Director*

*Note: Gilbert C.H. Chan is a Chartered Surveyor who has 28 years' experience in the valuation of properties in Hong Kong, the PRC and the Asia-Pacific region.*

**APPENDIX III**

**PROPERTY VALUATION REPORT**

**SUMMARY OF VALUE**

**Property interest held by the Group in Korea**

<b>Property</b>	<b>Market value in existing state as at September 30, 2022 KRW</b>	<b>Interest attributable to the Group</b>	<b>Market value attributable to the Group as at September 30, 2022 KRW</b>
403, Nonhyeon-ro, Gangnam-gu, Seoul, Korea	<u>24,566,000,000</u>	100%	<u>24,566,000,000</u>
<b>Grand-total:</b>	<u><b>24,566,000,000</b></u>		<u><b>24,566,000,000</b></u>

VALUATION CERTIFICATE

Property interest held by the Group in Korea

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at September 30, 2022 KRW
403, Nonhyeon-ro, Gangnam-gu, Seoul, Korea	<p>The property comprises two parcels of land (lot address known as Yeoksam-dong 747-22 and 747-23) with a 10-story commercial building (including 2 basement levels) erected above. The building was completed in about 2019.</p> <p>The site area of the property is approximately 505 sq.m. and the total gross floor area of the building erected thereabove is approximately 1,876.22 sq.m.</p> <p>The property is located in the No. 3 General residential zoning area (rectangular shaped land lots with abutting road toward east). The property is located about 520m away from Yeoksam subway station line # 2 and near the former Yeoksam tax office intersection.</p> <p>The property is held under freehold interest.</p>	<p>As advised, the property of level 1 to level 8 are occupied by the Group whilst basement levels 1 and 2 are leased to two independent third parties with monthly rental of KRW4,750,000 and KRW2,500,000 respectively. The expiry date of the both tenancies are May 29, 2023.</p>	<p>24,566,000,000  (equivalent to RMB122,830,000)</p>

Notes:

1. The registered owner of the Property is YUE HUA ENTERTAINMENT KOREA Co. Ltd vide Memorial No. 148873 dated September 30, 2019.
2. The construction on the property was constructed and authorized for use dated May 30, 2019 according to the building ledger and registered for ownership vide Memorial No. 81438 dated June 5, 2019.
3. We have identified and analyzed various relevant sales evidences of en bloc commercial buildings in the locality which have similar characteristics as the subject property such as nature, use, tenure and accessibility. The selected comparables are located in similar locality which were transacted between March 2021 and February 2022. The unit rate of these comparable ranges about KRW11,800,000 to KRW12,700,000 per sq.m. on gross floor area basis. Appropriate adjustments and analysis are considered to the differences in location, size, time and other characters between the comparable properties and the subject property to arrive at our assumed unit rate of about KRW13,093,347 per sq.m on gross floor area basis.
4. Breakdown market value of the property: -

Market value in existing state  
as at September 30, 2022  
(KRW)

**Group I - Property interest held by the Group for investment purpose**

Basement levels 1 and 2, 403, Nonhyeon-ro, Gangnam-gu, Seoul, Korea . . . . . 3,001,000,000

**Group II - Property interest held by the Group for owner-occupied purpose**

Levels 1 to 8, 403, Nonhyeon-ro, Gangnam-gu, Seoul, Korea . . . . . 21,565,000,000

**Total : . . . . . 24,566,000,000**