

The Directors
Nam Tai Investment (Shenzhen) Co., Ltd.
27th Floor, Tower C, Qianhai Excellent Times Square
Xin'an Street, Bao'an District
Shenzhen
Guangdong Province
The PRC

2 April 2021
Our Ref.: SZ/2021/VPS/20908/YT/AL/dl

Dear Sirs,

RE: VARIOUS PROPERTIES LOCATED IN GUANGDONG PROVINCE AND JIANGSU PROVINCE, THE PEOPLE'S REPUBLIC OF CHINA (THE "PROPERTIES")

INSTRUCTIONS

In accordance with the instructions from Nam Tai Investment (Shenzhen) Co., Ltd. ("Nam Tai Investment") to us to value the properties held by Nam Tai Investment and Nam Tai (Dongguan) Real Estate Development Co., Ltd. and their subsidiaries situated in the People's Republic of China (the "PRC"), we confirm that we have carried out inspections, made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of values of the properties as at 28 February 2021 (the "Valuation Date") for internal reference.

BASIS OF VALUATION

Our valuation has been undertaken in accordance with the RICS Valuation Global Standards 2020 published by The Royal Institution of Chartered Surveyors, which incorporates the International Valuation Standards.

We have adopted the definition of Market Value as defined by the RICS Valuation - Professional Standards (2020 Edition):

"Market Value is 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.

IDENTIFICATION AND STATUS OF THE VALUER

The subject valuation exercise is handled by Mr. Yik Tsui and Mr. James K.M. Woo. Mr. Yik Tsui is the Director of Savills Real Estate Valuation (Guangzhou) Limited ("Savills") who is the member of the RICS and licensed valuer in the PRC with over 25 years' experience in valuation of properties in the PRC. Mr. James K.M. Woo is the Senior Director of Savills and a Fellow of the RICS with over 25 years' experience in valuation of properties in the PRC. Both of them has sufficient knowledge of the relevant markets, the skills and understanding to handle the subject valuation exercise competently.

Prior to your instruction for us to provide this valuation services in respect of the Properties, Mr. Yik Tsui and Mr. James K.M. Woo have not been involved in valuation of the Properties in the last 12 months.

We confirm that we are not aware of any conflict of interest that would prevent us from providing an independent valuation of the Properties.

VALUATION METHODOLOGY

In valuing Property Nos. 1 - 4 which were completed and are subject to tenancies, we have adopted the income capitalization approach whereby the rental incomes are capitalized for the unexpired terms of tenancies. We have also taken into account the reversionary market rents after the expiry of tenancies in capitalization.

In valuing Property Nos. 5 - 6 which are under construction, we have valued these properties on the basis that they will be developed and completed in accordance with the latest development proposals provided to us. We have assumed that all consents, approvals and licenses from relevant government authorities for the proposals have been granted without onerous conditions or delay. We have also taken into account the construction costs to be expended to complete the developments.

In arriving at our opinion of values, the "market value as if completed" represents our opinion of the aggregate selling prices of the property assuming that it would be completed as at the Valuation Date. We have adopted both the direct comparison approach by making reference to the comparable market transactions as available in the market or the income capitalization approach by capitalizing the market rent derived from the property.

TITLE INVESTIGATION

We have been provided with copies of title documents relating to the Properties but have not been given legal advice in respect of titles. We do not accept a liability for any interpretation which have placed on such information, which should be more properly the sphere of your legal adviser. Further, we have not searched the original documents to verify ownership or to ascertain the existence of any amendments which may not appear on the copies handed to us. For the purpose of this valuation, we have assumed the owners of the Properties are in possession of good legal titles and are entitled to transfer the Properties at no additional land premium and other onerous charges payable to the relevant government authorities.

SOURCE OF INFORMATION

We have relied to a considerable extent on information given by Nam Tai Investment (Shenzhen) Co., Ltd. (the "Company") and have accepted advice given to us on such matters as planning approvals or statutory notices, easements, tenure, particulars of occupancy, tenancy details, development proposals, construction costs incurred, estimated completion dates, site and floor areas and all other relevant matters. Dimensions, measurements and areas included in the valuation report are based on information contained in the documents provided to us and are therefore only approximations. No on-site measurements have been taken. We have had no reason to doubt the truth and accuracy of the information provided to us by the Company, which is material to our valuation. We have also sought confirmation from you that no material facts have been omitted from the information supplied.

VALUATION ASSUMPTION

In valuing the Properties in the PRC, we have assumed that transferable land use rights in respect of the Properties for their specific terms at nominal annual land use fees have been granted and that any premium payable has already been fully paid. We have also assumed that the owners of the Properties have free and uninterrupted rights to occupy, use, lease or assign the Properties for the whole of the unexpired terms as granted.

No allowance has been made in our valuation for any charges, mortgages or amounts owing on any property 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.

SITE INSPECTION

We have inspected the exterior of the Properties and did not note any serious defects. Site inspections were conducted by our Mr. Arron Lin (Associate Director) and other valuers in March 2021. Moreover, no structural survey has been made, we are therefore not able to report that the Properties are free from rot, infestation or any other defects. No tests were carried out on any of the services.

LIMITING CONDITIONS

Neither the whole or any part of this valuation report nor any reference there to may be included in any document, circular or statement without our written approval of the form and context in which they will respectively appear.

In accordance with our standard practice, we must state that this valuation report is for the use only of the party to whom it is addressed for the stated purpose and no responsibility is accepted to any third party for the whole or any part of its contents.

MATERIAL VALUATION UNCERTAINTY

The outbreak of the Novel Coronavirus (COVID-19) since January 2020, followed by declaration by the World Health Organisation as a "Global Pandemic" on the 11 March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries.

Market activity is being impacted in many sectors. As at the valuation date we consider that we can attach less weight to previous market evidence for comparison purposes to fully inform opinions of value. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a judgement.

Our valuation is therefore reported on the basis of 'material valuation uncertainty'. Consequently, less certainty – and a higher degree of caution – should be attached to our valuation than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market we recommend that you keep the valuation of the Property under frequent review.

CURRENCY

Unless otherwise stated, all money amounts stated are in Renminbi ("RMB").

We enclose herewith our summary of values and valuation report.

Tsui Yik
MPHIL MRICS MCREV
Director



James Woo
FRICS, AICFC
Senior Director



For and on behalf of
Savills Real Estate Valuation (Guangzhou) Limited

For and on behalf of
Savills Real Estate Valuation (Guangzhou) Limited

Note: Mr. Yik Tsui is the member of the RICS and licensed valuer in the PRC with over 25 years' experience in valuation of properties in the PRC.

Mr. James Woo is the fellow member of the RICS with over 25 years' experience in valuation of properties in the PRC.

Encl.

SUMMARY OF VALUES

<u>No.</u>	<u>Property</u>	<u>Market value as at 28 February 2021</u>
1.	5 units on Level 27, Building C, Phase II, Zhuoyue Baozhong Times Square, Xin'an Street, Bao'an District, Shenzhen, Guangdong Province, The PRC	RMB92,000,000
2.	Portions of Nam Tai Inno Valley, Nam Tai Road, Xixiang, Bao'an District, Shenzhen, Guangdong Province, The PRC	RMB202,000,000
3.	Portions of Nam Tai Inno Park, Southeast corner of intersection of Guangming Street and Dongchang Road, Guangming District, Shenzhen, Guangdong Province, The PRC	RMB2,551,000,000
4.	An industrial complex, No. 502 Xida Road, Xinwu District, Wuxi, Jiangsu Province, The PRC	RMB124,000,000
5.	Nam Tai Technology Center, Xixiang, Bao'an District, Shenzhen, Guangdong Province, The PRC	RMB1,845,000,000

<u>No.</u>	<u>Property</u>	<u>Market value as at 28 February 2021</u>
6.	Nam Tai Longxi, West of Machong Avenue, Dongtai Village, Machong, Dongguan, Guangdong Province, The PRC	RMB894,000,000
	Total:	<u>RMB5,708,000,000</u>

VALUATION REPORT

<u>No.</u>	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Market value as at 28 February 2021</u>
1.	5 units on Level 27, Building C, Phase II, Zhuoyue Baozhong Times Square, Xin'an Street, Bao'an District, Shenzhen, Guangdong Province, The PRC	<p>Zhuoyue Baozhong Times Square (卓越宝中时代广场), the "Development" is a commercial development comprising office and retail completed in 2017.</p> <p>The Development is situated at Tianhai Road, Bao'an District, Shenzhen. Developments in the vicinity are dominated by various commercial and residential buildings.</p> <p>The property comprises 5 office units on Level 27 of Building C of the Development with a total gross floor area of approximately 1,207.84 sq m.</p> <p>The land use rights of the property have been granted for a term expiring on 11 March 2054 for office use.</p>	As at the Valuation Date, the property is currently owner occupation.	RMB92,000,000

Notes:

1. Pursuant to 5 Realty Title Certificates Nos. Yue (2018) Shen Zhen Shi Bu Dong Chan Quan Di 0056537, 0056519, 0056566, 0056490 and 0056475 all dated 23 February 2018, the building ownership of the Development with a total gross floor area of approximately 1,207.84 sq m and its underlying land use rights are vested in Nam Tai Investment (Shenzhen) Co., Ltd. (南太投资(深圳)有限公司, "Nam Tai Investment"), which is a 100% owned subsidiary of the Company, for a term expiring on 11 March 2054 for office use.
2. We have prepared our valuation based on the following assumptions:
 - (i) Nam Tai Investment is in possession of a good legal title to the property and is entitled to transfer, lease or mortgage the property within the residual of its land use rights at no additional land premium and other onerous charges payable to the relevant government authorities;
 - (ii) all land premium and costs of public utilities services have been fully paid;
 - (iii) the design and construction of the Development is in compliance with the local planning regulations and have been approved by the relevant authorities; and
 - (iv) the property can be freely sold to both domestic and overseas buyers.

<u>No.</u>	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Market value as at 28 February 2021</u>
2.	Portions of Nam Tai Inno Valley, Nam Tai Road, Xixiang, Bao'an District, Shenzhen, Guangdong Province, The PRC	Nam Tai Inno Valley (南太创之谷, the "Development") is an industrial development with a total site area of approximately 26,313.9 sq m. The Development is situated at Nam Tai Road, Xixiang, Bao'an District, Shenzhen. Developments in the vicinity are dominated by various industrial buildings.	As at the Valuation Date, the property was subject to a tenancy expiring on 31 December 2021 at a total monthly rental of RMB880,694 (exclusive of VAT).	RMB202,000,000

The property comprises various industrial buildings were completed between 2003 to 2006. with a total gross floor area of approximately 41,927.06 sq m, the breakdown of which is as follows:

<u>Use</u>	<u>Approximate Gross Floor Area (sq m)</u>
Industrial buildings	24,503.15
Office	7,563.79
Dormitory	7,083.26
Ancillary facilities	2,776.86
Sub Total:	<u>41,927.06</u>

The land use rights of the property have been granted for a term of 50 years commencing on 26 April 1999 and expiring on 25 April 2049 for industrial use.

Notes:

1. Pursuant to a Real Estate Ownership Certificate Shen Fang Di Zi Di No.5000511918, dated on 23 November 2011, the building ownership of the property with a total gross floor area of approximately 41,927.06 sq m and its underlying land use rights with a total site area of approximately 26,313.9 sq m are vested by Nam Tai Investment for a term of 50 years commencing on 26 April 1999 and expiring on 25 April 2049 for industrial use.
2. We have prepared our valuation based on the following assumptions:
 - (i) Nam Tai Investment is in possession of a good legal title to the property and is entitled to transfer, lease or mortgage the property within the residual of its land use rights at no additional land premium and other onerous charges payable to the relevant government authorities;
 - (ii) all land premium and costs of public utilities services have been fully paid;

- (iii) the design and construction of the Development is in compliance with the local planning regulations and have been approved by the relevant authorities; and
- (iv) the property can be freely sold to both domestic and overseas buyers.

<u>No.</u>	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Market value as at 28 February 2021</u>
3.	Portions of Nam Tai Inno Park, Southeast corner of intersection of Guangming Street and Dongchang Road, Guangming District, Shenzhen, Guangdong Province, The PRC	<p>Nam Tai Inno Park (南太云创谷, the "Development") is an industrial development with a total site area of approximately 103,739.07 sq m.</p> <p>The Development is situated at the junction of Guangming Street and Dongchang Road, Guangming District, Shenzhen. Developments in the vicinity are dominated by various industrial buildings.</p> <p>The property comprises portion of 11 industrial buildings completed in 2020 with a total gross floor area of approximately 206,939.62 sq m (excluding the long-term leased portions, ancillary facilities and Car parking space). The breakdown of which is as follows:</p>	<p>As at the Valuation Date, portion of the property with a total gross floor area of approximately 64,946 sq m. was subject to a tenancy due to expire on 30 June 2036 at a monthly rental of approximately RMB2,620,931 (exclusive of tax).</p> <p>The remaining portion of the property was vacant.</p>	RMB2,551,000,00

<u>Use</u>	<u>Approximate Gross Floor Area (sq m)</u>
Industrial Office	171,880.38
Commercial	24,508.05
Dormitory	7,937.27
Industrial Service Center	2,613.95
Total:	<u>206,939.65</u>

The land use rights of the property have been granted for a term expiring on 28 December 2057 for industrial use.

Notes:

- Pursuant to 11 Real Estate Title Certificates dated on 27 May 2020, the building ownership of the property with a total gross floor area of approximately 273,334.28 sq m and its underlying land use rights with a total site area of approximately 103,739.07 sq m are vested by Zastron Electric (Shenzhen) Co., Ltd. (世成电子(深圳)有限公司, "Zastron Shenzhen") for a term of 50 years commencing on 29 December 2007 and expiring on 28 December 2057 for Industrial uses. Details of these certificates are as follows:

No.	Unit	Certificate No.	Gross Floor Area (sq m)
1.	Block 1	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094577	39,153.09
2.	Block 2	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094581	40,727.70
3.	Block 3	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094582	36,335.78
4.	Block 4	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094583	41,436.02
5.	Block 5	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094584	41,150.24
6.	Block 6	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094585	7,559.49
7.	Block 7	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094586	2,517.78
8.	Block 8	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094587	20,174.72
9.	Block 9	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094578	22,141.16
10.	Block 10	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094579	22,138.30
11.	Block 11	Yue (2020) Shenzhen City Bu Dong Chan Quan Di 0094580	300.46
Total			<u>273,634.74</u>

As advised by the Company, the certificates comprise the long-term leased portions of the Development and the subject property.

2. We have prepared our valuation based on the following assumptions:
- i. Zastron Shenzhen is in possession of a good legal title to the property and is entitled to transfer, lease or mortgage the property within the residual of its land use rights at no additional land premium and other onerous charges payable to the relevant government authorities;
 - ii. all land premium and costs of public utilities services have been fully paid; and
 - iii. the design and construction of the Development is in compliance with the local planning regulations and have been approved by the relevant authorities; and
 - iv. the property can be freely sold to both domestic and overseas buyers.

<u>No.</u>	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Market value as at 28 February 2021</u>
4.	An industrial complex, No. 502 Xida Road, Xinwu District, Wuxi, Jiangsu Province, The PRC	The property is an industrial complex erected on a parcel of land with a site area of approximately 43,697.20 sq m and was completed in 2008. The property comprises a main workshop with various ancillary facilities with a total gross floor area of approximately 50,827.88 sq m. The breakdown of which is as follows:	As at the Valuation Date, the property was subject to a tenancy due to expire on 31 January 2031 at a monthly rental of approximately RMB530,159. (exclusive of tax).	RMB124,000,000

<u>Use</u>	<u>Approximate Gross Floor Area (sq m)</u>
Workshop	48,193.50
Ancillary facilities	<u>2,634.38</u>
Total	<u>50,827.88</u>

The land use rights of the Property have been granted for a term of 50 years commencing on 31 December 2006 and expiring on 30 December 2056 for industrial uses.

Notes:

- (1) Pursuant to four Real Estate Title Certificates dated on 3 March 2010 and 17 September 2012 respectively, the building ownership of the property with a total gross floor area of approximately 50,827.88 sq m and its underlying land use rights are held by Wuxi Zastron Precision-Flex Co., Ltd. (无锡世成晶电柔性线路板有限公司, "Wuxi Zastron"), for a term of 50 years commencing on 31 December 2006 and expiring on 30 December 2056 for industrial uses. Details of such certificates are as follows:

<u>No.</u>	<u>Certificate No.</u>	<u>Gross Floor Area (sq m)</u>
1.	Xi Fang Quan Zheng Xin Qu Zi Di No. XQ1000274579-1	48,351.15
2.	Xi Fang Quan Zheng Xin Qu Zi Di No. XQ1000274579-2	2,266.41
3.	Xi Fang Quan Zheng Xin Qu Zi Di No. XQ1000274579-3	140.72
4.	Xi Fang Quan Zheng Xin Qu Zi Di No. XQ1000643656	69.60
	Total	<u>50,827.88</u>

- (2) We have prepared our valuation based on the following assumptions:

- i. Wuxi Zastron is in possession of a good legal title to the Property and is entitled to transfer the Property freely in the market within the residual term of its land use rights at no additional land grant premium and other associated charges payable to the relevant government authorities;
- ii. all land grant premium and costs of resettlement and public utilities services have been fully paid;
- iii. the design and construction of the Property are in compliance with the local planning regulations and have been approved by the relevant government authorities; and
- iv. the property can be freely sold to both domestic and overseas buyers .

<u>No.</u>	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Market value as at 28 February 2021</u>
5.	Nam Tai Technology Center, Xixiang, Bao'an District, Shenzhen, Guangdong Province, The PRC	Nam Tai Technology Center (南太科技中心, the "Development") is proposed to be developed as an industrial development with a total site area of approximately 22,363.59 sq m. The Development is situated at Xixiang, Bao'an District, Shenzhen. Developments in the vicinity are dominated by various industrial buildings.	As at the Valuation Date, the property was under construction.	RMB1,845,000,000

According to the information provided, the property will comprise various buildings with a total gross floor area of approximately 194,594.92 sq m. Details of which are as follows:

<u>Use</u>	<u>Approximate Gross Floor Area (sq m)</u>
Workshop	93,736.34
Commercial	12,500.00
Apartment	24,150.00
Ancillary facilities	9,166.02
Underground(including 1247 CPS)	54,848.90
Reduction Area	193.66
Sub Total:	<u>194,594.92</u>

As advised by the Company, the property is scheduled for completion by 31 December 2022.

The land use rights of the property have been granted for a term of 50 years commencing on 25 October 2018 and expiring on 24 October 2068 for industrial use.

Notes:

- Pursuant to a Real Estate Title Certificate No. Yue (2019) Shenzhen Shi Bu Dong Chan Quan Di 0223703, dated on 13 November 2019, the land use rights of a parcel of land with apportioned site area of approximately 22,363.59 sq m. have been granted to Nam Tai Investment for a term of 50 years commencing on 25 October 2018 and expiring on 24 October 2068 for industrial use.

2. Pursuant to the Construction Land Planning Permit Shen Gui Tu Xu No. BG-2018-0023 dated on 8 October 2018, Nam Tai Investment was permitted to use a parcel of land with a site area of approximately 22,363.59 sq m for development.
3. Pursuant to a Construction Works Planning Permits Shen Gui Tu Jian Xu Zi No. BG-2019-0009 dated on 17 May 2019, the Development with a total construction scale of approximately 188,835.24 sq m was approved.
4. Pursuant to the Construction Works Commencement Permit No. 2018-440300-72-03-50352302 dated on 29 April 2011, the construction works of the Development with a total gross floor area of approximately 194,594.92 sq m were permitted for commencement.
5. As advised by the Company, the construction cost expended as at the Valuation Date was approximately RMB204,467,969 which have been taken into account the aforesaid amount in our valuation accordingly.
6. We have prepared our valuation based on the following assumptions:
 - i. Nam Tai Investment is in possession of a good legal title to the property and is entitled to transfer, lease or mortgage the property within the residual of its land use rights at no additional land premium and other onerous charges payable to the relevant government authorities;
 - ii. all land premium and costs of public utilities services have been fully paid;
 - iii. the design and construction of the Development is in compliance with the local planning regulations and have been approved by the relevant authorities; and
 - iv. the property can be freely sold to both domestic and overseas buyers.

<u>No.</u>	<u>Property</u>	<u>Description and tenure</u>	<u>Particulars of occupancy</u>	<u>Market value as at 28 February 2021</u>														
6.	Nam Tai·Longxi, West of Machong Avenue, Dongtai Village, Machong, Dongguan, Guangdong Province, PRC	<p>The property is a residential development, namely Nam Tai·Longxi (南太·珑玺花园, the "Development"), proposed to be developed on a parcel of land with a site area of approximately 33,763.20 sq m.</p> <p>The Development is at the west of Machong Avenue, Dongguan. Developments in the vicinity are dominated by various residential and commercial buildings.</p> <p>According to the information provided, the property will comprise various buildings with a total gross floor area of approximately 114,032.98 sq m upon completion, the breakdown of which is as follows:</p> <table border="1" data-bbox="459 1037 911 1350"> <thead> <tr> <th><u>Use</u></th> <th><u>Approximate Gross Floor Area (sq m)</u></th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td>59,058.39</td> </tr> <tr> <td>Commercial</td> <td>24,216.29</td> </tr> <tr> <td>(See note 6)</td> <td></td> </tr> <tr> <td>Car parking space</td> <td>28,912.53</td> </tr> <tr> <td>Ancillary facilities</td> <td>1,845.77</td> </tr> <tr> <td>Sub Total:</td> <td><u>114,032.98</u></td> </tr> </tbody> </table> <p>(*As advised by the Company, 761 car parking spaces will be provided in a multi-level parking garage.)</p> <p>As advised by the Company, the property is scheduled to be completed in 2022.</p> <p>The land use rights of the property have been granted for a term of 70 years expiring on 5 May 2090 for residential use and a term of 40 years expiring on 5 May 2060 for commercial use.</p>	<u>Use</u>	<u>Approximate Gross Floor Area (sq m)</u>	Residential	59,058.39	Commercial	24,216.29	(See note 6)		Car parking space	28,912.53	Ancillary facilities	1,845.77	Sub Total:	<u>114,032.98</u>	As at the Valuation Date, the property was under construction.	RMB894,000,000 (The market value excludes the value of the returned portion, please see note 6)
<u>Use</u>	<u>Approximate Gross Floor Area (sq m)</u>																	
Residential	59,058.39																	
Commercial	24,216.29																	
(See note 6)																		
Car parking space	28,912.53																	
Ancillary facilities	1,845.77																	
Sub Total:	<u>114,032.98</u>																	

Notes:

- Pursuant to the Real Estate Title Certificate No.Yue(2020) Dongguan Bu Dong Chan Quan Di 0087975 dated 21 May 2020, the land use rights of the property with a site area of approximately 33,763.20 sq m have been granted to Nam Tai (Dongguan) Real Estate Development Co., Ltd. (东莞市南太房地产开发有限公司, "Nam Tai Dongguan") for a term of 70 years expiring on 5 May 2090 for residential use and a term of 40 years expiring on 5 May 2060 respectively for commercial use.

2. Pursuant to the Construction Land Planning Permit No. Di Zi Di dated on 14 December 2020, the land use rights with a total site area of approximately 33,763.20 sq m were approved for use.
3. Pursuant to eight Construction Works Planning Acceptance Certificates dated on 25 December 2020, the Development with a total construction scale of approximately 114,519.93 sq m was approved. Details of such certificates are as follows:

No.	Permit No.	Construction Scale (sq m)
(1)	No. Jian Zi Di 2020-06-1094 (编号：建字第2020-06-1094号)	10,698.63
(2)	No. Jian Zi Di 2020-06-1095 (编号：建字第2020-06-1095号)	11,080.36
(3)	No. Jian Zi Di 2020-06-1096 (编号：建字第2020-06-1096号)	12,088.95
(4)	No. Jian Zi Di 2020-06-1097 (编号：建字第2020-06-1097号)	13,749.75
(5)	No. Jian Zi Di 2020-06-1098 (编号：建字第2020-06-1098号)	16,025.39
(6)	No. Jian Zi Di 2020-06-1099 (编号：建字第2020-06-1099号)	16,695.13
(7)	No. Jian Zi Di 2020-06-1100 (编号：建字第2020-06-1100号)	5,269.19
(8)	No. Jian Zi Di 2020-06-1101 (编号：建字第2020-06-1101号)	28,912.53
Total		<u>114,519.93</u>

4. Pursuant to eight Construction Works Commencement Permit Certificates dated on 31 December 2020, the construction works with a total construction scale of approximately 114,519.93 sq m were approved for commencement. Details of such certificates are as follows:

No.	Permit No.	Construction Scale (sq m)
(1)	4419002020123112101 (麻涌镇)	10,698.63
(2)	4419002020123112201 (麻涌镇)	11,080.36
(3)	4419002020123112301 (麻涌镇)	12,088.95
(4)	4419002020123112401 (麻涌镇)	13,749.75
(5)	4419002020123112501 (麻涌镇)	16,025.39
(6)	4419002020123112601 (麻涌镇)	16,695.13
(7)	4419002020123112701 (麻涌镇)	5,269.19
(8)	4419002020123112801 (麻涌镇)	28,912.53
Total		<u>114,519.93</u>

5. As advised by the Company, the construction cost expended as at the Valuation Date was approximately RMB65,901,529 which have been taken into account the aforesaid amount in our valuation accordingly.
6. As advise by the Company, portion of the Commercial part of the Development with a total gross floor area of approximately 20,000.00 sq m was under obligation to return to Machong Town People's Government.

7. We have prepared our valuation based on the following assumptions:
- i. Nam Tai Dongguan is in possession of a good legal title to the property and is entitled to transfer the property freely in the market within the residual term of its land use rights at no additional land grant premium and other associated charges payable to the relevant government authorities;
 - ii. all land grant premium and costs of resettlement and public utilities services have been fully paid;
 - iii. the design and construction of the property are in compliance with the local planning regulations and have been approved by the relevant government authorities; and
 - iv. the property can be freely sold to both domestic and overseas buyers .