

KROLL

CIMC Vehicles (Group) Co., Ltd.

E A A ED

The Floor area and volume of the building is as follows:
 The Floor area of the building is as follows:
 The volume of the building is as follows:

| Area (sq.m.) | Volume (cu.m.) | Gross Floor Area (sq.m.) | Net Floor Area (sq.m.) |
|--------------|----------------|--------------------------|------------------------|
| 203,450 | 102,586.01 | 203,450 | 15,204 |

中國廣東省深圳市龍崗區坪山街道
 錦龍大道1號之廠房

Remarks: As advised, the total GFA of about 7,571.52 sq.m., have not obtained any Realty Title Certificates or Building Ownership Certificates, we assumed all the buildings and structures are legally built and transferrable in the market in the course of our valuation.

A LA E H D G

We have adopted the following assumptions in the valuation of the building:
 The following assumptions are adopted for the valuation:

C A

The building is assumed to be a self-contained unit with its own entrance and exit, and is not dependent on any other building for its operation.

Receivable and payable items are assumed to be settled on the valuation date. The building is assumed to be a self-contained unit with its own entrance and exit, and is not dependent on any other building for its operation.

The building is assumed to be a self-contained unit with its own entrance and exit, and is not dependent on any other building for its operation.

F c o a Ob o e ce ce e o a e ca ed b co d o e a e c
a c a e de , a e a , o voce e a ve ade ac , o e ca ac , ac of
, o e ce o e a co .

Eco o c/E e a Ob o e ce ce a c vabe o a e ca ed b e a e
f e ce o de of e a e ef, c a e e a eco o c co d o , a a ab of
f a c , o a o o vo e e .

T e co a voac e e a vo de a ea f d ca o of e a e of a d
vo e e , e ca b d , e ca v c ve , a d e ca ac e a de e
a o ca ed a ab e b e o j fed b eco o c de a d.

E E GA

We a e bee vo ded co e of doc e ve a o o e e of vo e
e e o ca ed e PRC. Ho e e , de o e c ve ve vo o e of PRC, o
e a o a bee ade fo e e a e o a ab e a ac ed o e P o e . We
a e a o o e ed e o a doc e o e f o e o e f a
a e d e c a o a e a o e co e a ded o . We a e e ed o a co d e ab e
e e o e fo a o vo ded b e Co a .

A e a doc e d co ed e e a d a a o a c a e fo ve e ce
o a d o e o b a ed fo a e a a e co ce e e a e o e
vo e e e o e e a d a a o a c a .

A

O a a o a bee ade o e a o a e o e e vo e e e
o e a e e a e o e be ef of def e ed e co vac , ea e bac ,
jo e ve , a a e e a e e o a a a a e e c o d e e o affec
e a e of vo e e e .

No a o a ce a bee o a a o fo a c a e , o a e o a o o o
e P o e a ed o fo a

I a ed a a a cabe o , a d e e a o a do e e e c o a e bee co ed e a o -co fo a bee a ed, def ed a d co d e d e a a o a c a . F e , a ed a e a o of e a d a d o e e e bo d a e of e o e e de d bed a d a o e d o a c e o e a e e o ed e a a o a c a .

O e e c a a o of e P o e , f a , a e bee a ed e foo o e of e a a o a c a .

G C D

We a e e ed o a co d e a b e e o e fo a o o ded b CIMC Ve e a d a e acce ed ad ce e o b CIMC Ve e o c a e a a o o ce , e a e e , e e e, occ a c , e a e a a d fo d a e a a d a o e e e a a e . D e o a d a e a c ded e a a o a c a a e b a ed o fo a o co a ed e doc e o ded o a d a e o a o a o .

Ha e a ed a e e a doc e a o , e a e ad o e a o o do b e e a d acc a c of e fo a o o ded o . We a e a ed a o a e a fac o a e bee o ed fo e fo a o o e a c a fo ed e a d a e o e a o o e c a a a e a fo a o a bee e d .

We a e o c a e d o de a ed e e a e e o e f e a d a e a o b d a e a e e c of e o e b a e a ed a e a e a o ded o a e c o e c . A d e o a d a e a a e a o a o o .

O M . To Wa a e c ed e P o e 5-6 Ja a 2023. He a ed a d e c ed e P o e o de f e e e ce of e P o e , o e c o d e e e co d o of e P o e a d o o o o a o of e P o e . No c a e e a bee a d a d e a e e e f o e a b e o e o a o e e e P o e o o f e e of o , f e a o o a o e c a defec . No e e e c a e d o o a of e e e .

No e e e a o a e bee c a e d o o de e e e ab of e o d co d o o e e e ce fo e e .

No e o e a ac d a bee o d e d o a d e . F co a ce a cabe a o a , o c a a d o c a e o e a e e a o a d a a ed e o e e a ed, def ed, a d co d e d e e e o . I a o a ed a a e e d ce e , co e , o o e e e a e , o ad a e a o fo a o c a , o c a , o a o a o e e o a e e o o a a o e e a e bee o c a b e o b a ed o e e ed fo a e c e e e o co e .

附錄 F A C E

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附錄 F A C E

附錄 F A C E
 31 December 2022
 (RMB)

And Vaco located at No. 1 Jiaohe, Puhua Sub-district, Longhua District, Shenzhen City, Guangdong Province, PRC

| | |
|--------------------------|--|
| 中國廣東省深圳市龍崗區坪山街道錦龍大道1號之廠房 | <u>1,105,200,000</u> |
| | 附錄 F A C E: <u><u>1,105,200,000</u></u> |

A L A A C L A

1. 2021.12.31

31 December 2022

| | | |
|--|--|--|
| <p>Ad Va co e oca ed a No. 1 J o A e e, P a S b-d c, Lo a D c, S e C, G a do P o ce, e PRC 中國廣東省深圳市龍崗區 坪山街道錦龍大道1號之 廠房</p> | <p>De a d e T e o e a d Va co e e ec ed o o a d a ce a o a e a ea of abo 203,450 . . T e b d of P o e e b b e e 2006 a d 2020. A ad ed, e o a o fo d a ea of P o e abo 102,586.01 a e e e, c a c ded e b d a ed e doc e abo 95,014.49 a e e e . T e a d e of o e a e b e a ed fo e e v o 20 J e 2054 a d 15 A 2054 fo d Va v o e .</p> | <p>A ad ed, e P o e o e -occ ed fo d Va e a of e a a o da e. RMB1,105,200,000</p> |
|--|--|--|

Notes:

1. P a o 14 Rea T e Ce fcae (不動產權證), Y e (2019) S e S B Do C a D No. 0232347, 0232353 0232361, 0240134-0240135, 0251845 a d 0245961, e a d e a d e b d o e v o of e P o e a e e d b S e CIMC Ve ce Co.,L d. (深圳中集專用車有限公司) (S e CIMC Ve ce,) fo e e v o 20 J e 2054 a d 15 A 2054 fo d Va v o e .
2. A ad ed b Co a , o e of e b d e P o e a o a o fo d a ea of abo 7,571.52 a e e e a e o oba ed a Rea T e Ce fcae o B d O e Ce fcae. Fo e f e ce v o e, e de v e c a ed e ace e co of e e b d e o e doc e a of e a a o da e abo RMB12,840,000, c a b e c ded e co v e of o v a a o .
3. T e o e oca ed a o J o Road 30 e d e fo Lo a D c ce e. T e ed a e e b o o d e d d Va v o e e, e a , e de a b d , c o o a d o e e e o v .
4. S e CIMC Ve ce a d e c o -o ed b d a of e Co a .
5. I e co v e of o v a a o , e a e ade e fo o a o :
 - (a) S e CIMC Ve ce o e e e o e of e o e a v e a d co f e ed a d e ed o e, Va f e, ea e a d o a e e o e o d o e of e o e b o e a f ea acco da ce e a of e PRC d v e of e a d e v .
 - (b) T e b d o v e of e o e a e co a ce oca a a d b d v e a o a d a e b e a v o ed b e e e a a o e a v e a ed co d fee f e ed.
 - (c) T e P o e o bjec o a e c b a ce , a o d d e .

6. O' a a o f a bee ade o f o o b a a d a a :

I e a a o of e o e x a e, co a oac a ado ed. I be de e a o of a d a e, a ed b e d e c co a o e od. O ce a d a e a bee de e ed, e e od c o d e ace e co of e o e e a e e a e d a f e o e e e e . T e e a e f e f e adj ed f o a e e e of ac e ed de e c a o c d e ca de e c a o , f c o a a d / d e e a o b o e ce ce. To de e e e a d a e, e a e ade e f e e ce o a o e ce a e e ce of d a a d a ce e c .

T e a d a e co a a b e a e e e c e d a e a e c a a c e c co a a b e o e b j e c P o e . T e e e a e f o e co a a b e f o RMB3,483 o RMB4,660 e a e e e o e a e a. T e a e d e a of e a d co a a b e a e a b a e d b e o :

| | (A) C ₁ () 1 | (A) C ₂ () 2 | (A) C ₃ () 3 |
|-----------------------------|-------------------------------|---|-------------------------------|
| Loca o (C ₁ e e) | 龍崗區園山街道 | 龍崗區寶龍街道 | 龍崗區寶龍街道 |
| Loca o (E ₁ e) | Y a a S e e , Lo a a D e c | Lo No. G02204- 0036, Bao o S e e , Lo a a D e c | Bao o S e e , Lo a a D e c |
| C e S a | Vaca La d | Vaca La d | Vaca La d |
| P o Ra o | 4.20 | 4.70 | 4.30 |
| S e A e a | 9,678.98 ² | 16,861.65 ² | 13,683.01 ² |
| P e e d U e | I d a | I d a | I d a |
| T e e | 20 e a | 20 e a | 20 e a |
| T a a c o T e | P a e T e a G a b L | P a e T e a G a b L | P a e T e a G a b L |
| D a e of T a a c o | 20-Ma -2022 | 09-Ma -2022 | 06-Ma -2022 |
| T a a c e d P e ce | 45,100,000 | 74,800,000 | 47,656,870 |
| T a a c o S e U P e ce | 4,660/ ² | 4,436/ ² | 3,483/ ² |

T e e a e a e d b co e e a e e ce of e e a co a a b e a f e d e a d j e . D e a d j e o e e a e of o e a e e ce a e b e e a d e o e f e c o e d f f e e ce a a c o e, oca o a d e e. I e co e of o a a o , e a e a d o e d a e a e e a e of RMB4,545 e a e e e o e a e a, e a e a e of e o a d a ce RMB924,700,000.

F o e b d e of e o e , e a e a d e e f e e ce o e e a e co e c o co e c o d e e e e e ace e co . T e a d o e d e e ace e co a b o RMB800 o RMB3,600 e a e e e d e e d o e e a d a e of a a c a b d . T e co a d o e d f o e b d e a b a e d b e o :

| | (A) C ₁ () | (A) C ₂ () | (A) C ₃ () |
|---------------------|------------------------|------------------------|------------------------|
| a) Off ce 框架結構辦公樓 | 3,600/ ² | 269/ ² | 3,869/ ² |
| b) Ma o 框架結構廠房 | 2,600/ ² | 194/ ² | 2,794/ ² |
| c) D o o 多層宿舍 | 2,000/ ² | 149/ ² | 2,794/ ² |
| d) W a e o e 倉庫 | 1,600/ ² | 119/ ² | 1,719/ ² |
| e) A x a B d e 輔組用房 | 800/ ² | 60/ ² | 860/ ² |

A f e e de e a o of e ace e co , e a e a d e f e e a d j e de e c a o of e b d e , e de e c a e d e e ace e co a b o RMB1,706 e a e e e. T e b d e a e a b o RMB174,900,000, o e e e e e e a e, e o a a e a e of e b d e a d e c e RMB180,500,000.

T e o a a e a e of e P o e o d b e e a d a e e b d e a e, e. RMB924,700,000 + RMB180,500,000 = RMB1,105,200,000.

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