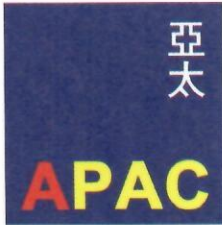


APAC | 亞太

AN INDUSTRIAL COMPLEX
LOCATED AT NO. 66 OUJIANG
ROAD, HAIMEN ECONOMIC
DEVELOPMENT ZONE, NANTONG,
JIANGSU PROVINCE, THE PRC



Yunhong Guixin Group Holdings Limited
Room 1603, 16/F., China Building,
29 Queen's Road Central,
Hong Kong

15 September 2022

Dear Sirs,

RE: VALUATION OF AN INDUSTRIAL COMPLEX LOCATED AT NO. 66 OUJIANG ROAD, HAIMEN ECONOMIC DEVELOPMENT ZONE, NANTONG, JIANGSU PROVINCE, THE PEOPLE'S REPUBLIC OF CHINA (THE "PROPERTY")

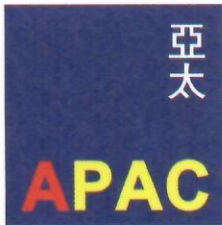
In accordance with the instructions from Yunhong Guixin Group Holdings Limited (the "Company") for us to value the Property held by the Company and its subsidiaries (hereinafter together referred to as the "Group") situated in The People's Republic of China (the "PRC"), we confirm that we have made relevant enquiries and obtained such further information as we consider necessary for the purpose of providing you with our opinion of the market value of the Property as at 30 June 2022 (the "valuation date") for the purpose of incorporation into the circular issued by the Company.

BASIS OF VALUATION

Our valuation of the Property is our opinion of its 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.

We are independent of the Company and our valuation is prepared in accordance with the "HKIS Valuation Standards 2020" published by the Hong Kong Institute of Surveyors and the requirements set out in Chapter 8 of the GEM Listing Rules issued by The Stock Exchange of Hong Kong Limited.



VALUATION ASSUMPTIONS

Our valuation has been made on the assumption that the owners sell the Property on the open markets without the benefit or burden of a deferred term contract, leaseback, joint venture, management agreement or any similar arrangement, which would serve to affect the value of the Property.

No allowance has been made in our valuation report for any charge, mortgage or amount owing on the Property nor for any expense or taxation which may be incurred in effecting a sale. Unless otherwise stated, it is assumed that the Property is free from encumbrances, restrictions and outgoings of an onerous nature which could affect its value.

VALUATION METHODOLOGY

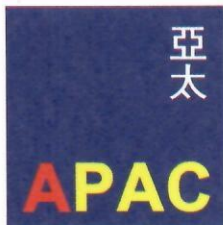
In valuing the Property which is held by the Group for investment in the PRC, we have made reference to the comparable sales evidences as available on the relevant markets and, where appropriate, valued the Property on the basis of capitalization of the rental incomes as shown on the tenancy agreements handed to us by the Company.

TITLE AND ASSUMPTIONS

We have been provided with copies of extracts of title documents relating to the Property. However, we have not caused title searches to be made for the Property at the relevant government bureaus in the PRC and have not inspected the original documents to verify the ownership, encumbrances or the existence of any subsequent amendments which may not appear on the copies handed to us. In undertaking our valuation for the Property in the PRC, we have relied on the legal opinion provided by the Company's PRC legal adviser, HUBEI S&H LAW FIRM (湖北山河律師事務所), regarding the title and other legal matters to the Property.

SOURCES OF INFORMATION

We have relied to a very considerable extent on information given by the Company and have accepted advice given to us on such matters as planning approvals or statutory notices, easements, tenure, site and floor areas and all other relevant matters. No on-site measurement has been taken. Dimensions, measurements and areas included in the valuation report are only approximations. We have taken every reasonable care both during inspecting the information provided to us and in making relevant enquiries. We have no reason to doubt the truth and accuracy of the information provided to us by the Company, which is material to our valuation. We were also advised by the Company that no material facts have been omitted from the information provided to us.



SITE INSPECTIONS

Due to the pandemic conditions and the instructions from the Company, we have not carried out on-site inspection of the Property. However, we have inspected the Property by means of video conferencing in August 2022 by Mr. Pang Kin Fai. We have inspected the exterior and, where possible, the interior of the Property. We have not inspected those parts of the Property which were covered, unexposed or inaccessible and such parts have been assumed to be in reasonable condition. 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 handed to us are correct. All documents and contracts have been used as reference only and all dimensions, measurements and areas are approximations.

In the course of our inspections, we did not notice any serious defects. However, no structural survey has been made and we are therefore unable to report whether the Property is free of rot, infestation or any other structural defects. No tests have been carried out on any of the services.

LIMITATION OF LIABILITIES

This valuation report is issued on the understanding that you have drawn our attention to all matters of which they are aware concerning the Property which may have an impact on our valuation report up to the valuation date. We have no responsibility to update this valuation report for events and circumstances occurring after the date of completion of our assessment but will be pleased to discuss further instructions as may be required.

CURRENCY

Unless otherwise stated, all monetary amounts in our valuation are in Renminbi (RMB).

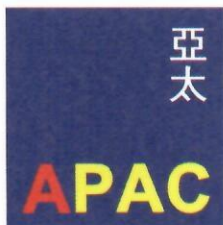
Our valuation report is attached.

Yours faithfully,
For and on behalf of
APAC Asset Valuation and Consulting Limited



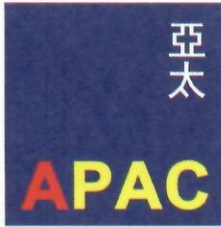
Pang Kin Fai
MHKIS, MRICS, RPS (GP)
Director

Note: Mr. Pang Kin Fai is a Registered Professional Surveyor in General Practice Division with over 25 years valuation experience on properties in Hong Kong and the PRC.



VALUATION REPORT

Property	Description and tenure	Particulars of occupancy	Market value in existing state as at 30 June 2022										
<p>An industrial complex located at No. 66 Oujiang Road, Haimen Economic Development Zone, Nantong, Jiangsu Province, The PRC</p>	<p>The Property comprises a parcel of land with a site area of approximately 20,000.00 sq.m. with an industrial complex erected thereon. The industrial complex was completed in phases between 2008 and 2013.</p> <p>The Property is located at the east of Oujiang Road and the south of Anhai Road in Haimen Economic Development Zone. The immediate locality is an industrial area and predominated by industrial buildings of various ages and heights.</p> <p>The Property comprises seven single to 3-storey buildings with a total gross floor area of approximately 12,675.75 sq.m. Detail of the uses and approximate gross floor areas are as follow:</p> <table style="margin-left: 40px; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: right;">Approximate Gross Floor Area (sq.m.)</th> </tr> </thead> <tbody> <tr> <td>Industrial Buildings</td> <td style="text-align: right;">8,702.88</td> </tr> <tr> <td>Office and Dormitory</td> <td style="text-align: right;">3,937.81</td> </tr> <tr> <td>Ancillary Facilities</td> <td style="text-align: right;">35.06</td> </tr> <tr> <td>Total:</td> <td style="text-align: right;">12,675.75</td> </tr> </tbody> </table> <p>The land use rights of the Property have been granted for a term expiring on 31 August 2056 for industrial use.</p>	Use	Approximate Gross Floor Area (sq.m.)	Industrial Buildings	8,702.88	Office and Dormitory	3,937.81	Ancillary Facilities	35.06	Total:	12,675.75	<p>According to the information provided by the Company, the Property was subject to a tenancy expiring on 14 December 2026.</p> <p>The monthly rents from the first to fifth year are RMB95,000, RMB127,000, RMB190,000, RMB209,000 and RMB230,000 respectively.</p>	<p>RMB30,100,000</p>
Use	Approximate Gross Floor Area (sq.m.)												
Industrial Buildings	8,702.88												
Office and Dormitory	3,937.81												
Ancillary Facilities	35.06												
Total:	12,675.75												



Notes:

1. Pursuant to a Real Estate Title Certificate – Su (2021) Hai Men Qu Bu Dong Chan Quan Zheng No. 0019246, the land use rights of the Property with a site area of 20,000.00 sq.m. and the ownership of various buildings with a total gross floor area of 12,675.75 sq.m. were granted to Nantong Deerhui Precision Equipment Technology Company Limited (“Nantong Deerhui”), a company incorporated in the PRC with limited liability wholly owned by an indirect wholly-owned subsidiary of the Company, for a term expiring on 31 August 2056 for industrial use.
2. We have been provided with a legal opinion on the Property issued by the Company’s PRC legal adviser, which contains, inter alia, the followings:
 - i. Nantong Deerhui has legally obtained the land use rights of the property and is the legal owner of the property;
 - ii. Nantong Deerhui is entitled to occupy, use, earn from the property legally;
 - iii. the tenancy between Nantong Deerhui and the tenant is legal and effective; and
 - iv. the property is free from mortgage and other encumbrances.