CIRCULAR DATED 14 APRIL 2023

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. PLEASE READ IT CAREFULLY.

IF YOU ARE IN ANY DOUBT AS TO THE ACTION YOU SHOULD TAKE, YOU SHOULD CONSULT YOUR STOCKBROKER, BANK MANAGER, ACCOUNTANT, SOLICITOR OR OTHER PROFESSIONAL ADVISER IMMEDIATELY.

Unless otherwise defined, capitalised terms appearing on the cover of this Circular bear the same meanings ascribed to them in the section entitled "Definitions" of this Circular.

If you have sold or transferred your Shares held through CDP, you need not forward this Letter to the purchaser or transferee as arrangements will be made by CDP for the Circular to be sent to the purchaser or the transferee. If you have sold or transferred all your Shares represented by physical share certificate(s), you should immediately forward this Circular to the purchaser or transferee or to the bank, stockbroker or agent through whom the sale or transfer was effected for onward transmission to the purchaser or the transferee.

*This Circular has been reviewed by the Company's Sponsor, Asian Corporate Advisors Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") and the SGX-ST assumes no responsibility for the contents of this Circular, including the correctness of any of the statements or opinions made or reports contained in this Circular.*

The contact person for the Sponsor is Mr. Liau H.K., at 160 Robinson Road, #21-05 SBF Center, Singapore 068914, Telephone number: 6221 0271.

This Circular, together with the Notice of EGM and the attached Proxy Form, has been made available on the SGX website. Printed copies of this Circular, the Notice of EGM and the attached Proxy Form will NOT be despatched to Shareholders.

The EGM will be held by way of physical means at 22 Kallang Avenue, #03-02 Hong Aik Industrial Building, Singapore 339413. Accordingly, Shareholders and their duly appointed proxy (or proxies) will not be able to attend the EGM by way of electronic means. Please refer to Section 11 of this Circular and the Notice of EGM for further information, including the steps to be taken by Shareholders (and their duly appointed proxy (or proxies)) to participate at the EGM.

ASIAPHOS LIMITED

(Company Registration Number: 201200335G)
(Incorporated in the Republic of Singapore)

CIRCULAR TO SHAREHOLDERS IN RELATION TO THE PROPOSED LEASE, THE PROPOSED SALE OPTION, AND THE PROPOSED DISPOSAL AS A MAJOR TRANSACTION

IMPORTANT DATES AND TIMES:

Last date and time for lodgement of Proxy Form	:	27 April 2023 at 10.30 a.m.
Date and time of EGM	:	29 April 2023 at 10.30 a.m. (or such time immediately after the conclusion of the Company's AGM on the same date)
Place of EGM	:	22 Kallang Avenue, #03-02 Hong Aik Industrial Building, Singapore 339413

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In this Circular, the following definitions shall apply throughout unless the context otherwise requires:

Companies

"**Company**"	:	AsiaPhos Limited
"**Group**"	:	The Company and its Subsidiaries

Other Companies, Organisations and Agencies

"**Bohai Bank**"	:	Bohai Bank Co., Ltd.
"**Independent Valuer**"	:	Zhong Ming (Beijing) Assets Appraisal International Co. Ltd.
"**Parties**"	:	SMNPC and the Purchaser
"**Purchaser**"	:	Sichuan Rongda Yuexiang Chemical Group Co., Ltd.
"**SGX-ST**"	:	Singapore Exchange Securities Trading Limited
"**SMNPC**"	:	Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd.
"**Sponsor**"	:	The continuing sponsor of the Company, Asian Corporate Advisors Pte. Ltd.

General

"**AGM**"	:	The annual general meeting of the Company to be held on 29 April 2023 at 10.00 a.m.
"**Aggregate Consideration"**	:	Has the meaning ascribed to it in Section 2.4 of this Circular
"**Agreed NAV**"	:	Has the meaning ascribed to it in Section 4.1 of this Circular
"**Associate**"	:	(a) In relation to any individual, including a director, chief executive officer, Substantial Shareholder or Controlling Shareholder (being an individual) means: (i) his immediate family (that is, the person's spouse, child, adopted child, step-child, sibling and parent); (ii) the trustees of any trust of which he or his immediate family is a beneficiary or, in the case of a discretionary trust, is a discretionary object; or (iii) any company in which he and his immediate family together (directly or indirectly) have an interest of 30.0% or more; and (b) in relation to a Substantial Shareholder or a Controlling Shareholder (being a company), means any other company which is its subsidiary or holding company or a subsidiary of such holding company or company in which it and/or they, taken together (directly or indirectly) have an interest of 30.0% or more
"**Board**"	:	The board of directors of the Company as at the Latest Practicable Date

"**Book NAV**"	:	Has the meaning ascribed to it in Section 4.1 of this Circular
"**Catalist**"	:	The Catalist board of the SGX-ST, being the sponsor-supervised listing platform of the SGX-ST
"**Catalist Rules**"	:	The Listing Manual of the SGX-ST, Section B: Rules of Catalist, as may be amended, modified or supplemented from time to time
"**Circular**"	:	This circular to the Shareholders dated 14 April 2023
"**Companies Act**"	:	The Companies Act (Chapter 50) of Singapore as amended, modified or supplemented from time to time
"**Consideration**"	:	Has the meaning ascribed to it in Section 2.4 of this Circular
"**Constitution**"	:	The constitution of the Company, as amended or modified from time to time
"**Controlling Shareholder**"	:	A person who (a) holds directly or indirectly 15.0% or more of all voting shares in a company (unless otherwise determined by the SGX-ST); or (b) in fact exercises control over a company
"**Cooperation Agreement**"	:	The cooperation agreement dated 20 March 2023, entered into between SMNPC and the Purchaser in relation to the Proposed Transactions, as supplemented by a supplemental cooperation agreement dated 22 March 2023
"**Director**"	:	A director of the Company as at the Latest Practicable Date
"**EGM**"	:	The extraordinary general ,meeting of the Company, notice of which is given on pages N-1 to N-5 of this Circular
"**EPS**"	:	Earnings per share
"**FY2022**"	:	The financial year ended 31 December 2022
"**Last Trading Day**"	:	16 March 2023, being the last trading day prior to the execution of the Cooperation Agreement
"**Latest Practicable Date**"	:	11 April 2023, being the latest practicable date prior to the issuance of this Circular
"**LPS**"	:	Loss per share
"**Notice of EGM**"	:	The notice of EGM as set out in pages N-1 to N-5 of this Circular
"**NAV**"	:	Net asset value
"**NTA**"	:	Net tangible asset
"**NTL**"	:	Net tangible liabilities
"**P4 Plant**"	:	Has the meaning ascribed to it in Section 1.2 of this Circular
"**PRC**"	:	The People's Republic of China
"**Proposed Authorisation**"	:	Has the meaning ascribed to it in Section 1.1 of this Circular
"**Proposed Disposal**"	:	Has the meaning ascribed to it in Section 1.2 of this Circular

"**Proposed Lease**"	:	Has the meaning ascribed to it in Section 1.2 of this Circular
"**Proposed Sale Option**"	:	Has the meaning ascribed to it in Section 1.2 of this Circular
"**Proposed Transactions**"	:	Collectively, (i) the Proposed Lease; (ii) the Proposed Sale Option; and (iii) the Proposed Disposal
"**Proxy Form**"	:	The Proxy Form accompanying the Notice of EGM
"**RNAV**"	:	Has the meaning ascribed to it in Section 4.1 of this Circular
"**SFA**"	:	The Securities and Futures Act 2001 (2020 Revised Edition) of Singapore, as amended, modified or supplemented from time to time
"**SGXNET**"	:	The corporate announcement system maintained by the SGX-ST for the submission of announcements by listed companies
"**Share**"	:	An ordinary share in the capital of the Company, and "**Shares**" shall be construed accordingly
"**Shareholders**"	:	Registered holders of Shares, except where the registered holder is CDP, in which case the term "**Shareholders**" shall in relation to such Shares mean the Depositors whose Securities Accounts maintained with CDP are credited with Shares
"**Substantial Shareholder**"	:	A person (including a corporation) who has an interest in not less than 5.0% of the issued shares of a company
"**Valuation Report**"	:	The valuation report dated 15 March 2023 issued by the Independent Valuer in connection with the market value of the P4 Plant as at 31 December 2022 (which is available for inspection). For Shareholders' reference, the Company has provided an English translation of the Valuation Report, save for the annexures to the Valuation Report ("**Translated Valuation Report**"). A copy of the Translated Valuation Report is enclosed in Appendix B to this Circular

Currencies and Units of Measurements

"**%**"	:	Per cent or percentage
"**RMB**"	:	Renminbi, the lawful currency of the PRC
"**S$**" and "**cents**"	:	Singapore dollars and cents, respectively

The term "**subsidiary**" shall have the same meaning ascribed to it in the Companies Act. The terms "**Depositor**", "**Depository Agent**" and "**Depository Register**" shall have the respective meanings ascribed to them in Section 81SF of the SFA.

The terms "**associate**" and "**major transaction**" shall have the meanings ascribed to them respectively in the Catalist Rules.

Words importing the singular shall, where applicable, include the plural and *vice versa* and words importing the masculine gender shall, where applicable, include the feminine and neuter genders. References to persons shall include corporations.

The headings in this Circular are inserted for convenience only and shall be ignored in construing this Circular.

Any reference in this Circular to "**Rule**" or "**Chapter**" is a reference to the relevant rule or chapter in the Catalist Rules.

Any reference in this Circular to any statute or enactment is a reference to that statute or enactment as for the time being amended or re-enacted. Any word defined under the Companies Act, the SFA, the Code and the Catalist Rules or any modification thereof and used in this Circular shall have the meaning assigned to it under the Companies Act, the SFA, the Code and the Catalist Rules or any statutory modification thereof, as the case may be, unless otherwise provided.

Any reference to any agreement or document shall include such agreement or document as amended, modified, varied, novated, supplemented or replaced from time to time.

Any reference to a time of day and date in this Circular shall be a reference to Singapore time and date, unless otherwise stated.

Any discrepancies in tables included in this Circular between the listed amounts and the totals are due to rounding; accordingly, the figures shown as totals in certain tables may not be an aggregation of the figures that precede them.

ASIAPHOS LIMITED
(Company Registration No. 201200335G)
(Incorporated in the Republic of Singapore)

Directors:

Mr. Goh Yeow Tin *(Independent Non-Executive Chairman)*
Dr. Ong Hian Eng *(Chief Executive Officer and Executive Director)*
Mr. Ong Eng Hock Simon *(Non-Independent Non-Executive Director)*
Mr. Francis Lee Fook Wah *(Independent Non-Executive Director)*

Registered Office:

1 Harbourfront Avenue
#14-07 Keppel Bay Tower
Singapore 098632

14 April 2023

To: The Shareholders of AsiaPhos Limited

Dear Sir / Madam,

THE PROPOSED LEASE, THE PROPOSED SALE OPTION, AND THE PROPOSED DISPOSAL AS A MAJOR TRANSACTION

1. INTRODUCTION

1.1 Purpose of this Circular

1.1.1 The Directors are convening the EGM to be held on 29 April 2023 at 10.30 a.m. (or such time immediately after the conclusion of the Company's AGM on the same date), at 22 Kallang Avenue, #03-02 Hong Aik Industrial Building, Singapore 339413, to seek Shareholders' approval for the following:

(a) the Proposed Lease (Ordinary Resolution 1);

(b) the Proposed Sale Option (Ordinary Resolution 2);

(c) the Proposed Disposal (Ordinary Resolution 3); and

(d) the proposed authorisation of the Directors and the authorised corporate representative of the Company to complete and do all such acts and things (including negotiating and executing all such documents and ancillary agreements and to make all such variations, supplements and amendments thereto as may be required in connection with the Proposed Lease, the Proposed Sale Option and the Proposed Disposal) as may be considered necessary, desirable or expedient in the interests of the Company, not prejudicial to the Company and its Shareholders and in compliance with all relevant laws, rules and regulations, to give effect to Ordinary Resolutions 1, 2, and 3, being the Proposed Lease, the Proposed Sale Option and the Proposed Disposal and to the Cooperation Agreement as they/he may be deemed fit (the "**Proposed Authorisation**") (Ordinary Resolution 4),

(Collectively, the "**Proposed Resolutions**").

1.1.2 The purpose of this Circular is to provide the Shareholders with relevant information relating to the Proposed Resolutions and to seek the approval of the Shareholders in relation thereto at the EGM. The Notice of EGM is set out on pages N-1 to N-5 of this Circular.

This Circular has been prepared solely for the purpose set out herein and may not be relied on by any persons (other than Shareholders) or for any other purpose. The SGX-ST assumes no responsibility for the correctness or accuracy of any statements or opinions made or reports contained in this Circular.

1.1.3 Shareholders should note that: Ordinary Resolution 1, being the Proposed Lease is contingent upon passing Ordinary Resolutions 2 and 3; Ordinary Resolution 2, being the Proposed Sale Option is contingent upon passing Ordinary Resolutions 1 and 3; Ordinary Resolution 3, being the Proposed Disposal is contingent upon passing Ordinary Resolutions 1 and 2; and Ordinary Resolution 4, being the Proposed Authorisation is contingent upon passing Ordinary Resolutions 1, 2, and 3.

Shareholders should note that Ordinary Resolutions 1, 2, and 3 are contingent upon the passing of one another. This means that if any of the Proposed Resolutions are not approved by Shareholders at the EGM, none of the Proposed Resolutions (including Ordinary Resolution 4) would be passed.

1.2 Background

On 22 March 2023, the Company announced that the Company's wholly-owned subsidiary, SMNPC has entered into a cooperation agreement with the Purchaser, being Sichuan Rongda Yuexiang Chemical Group Co., Ltd. on 20 March 2023 in connection with, *inter alia*, the temporary lease of the yellow phosphorus plant assets including plant buildings, plant facilities and equipment, process devices, projects under construction, and such other civil construction and structures etc (excluding such other assets like mining assets) for the production of yellow phosphorus (the "**P4 Plant**") owned by SMNPC to the Purchaser.

On 22 March 2023, SMNPC and the Purchaser entered into a supplemental cooperation agreement to amend, *inter alia*, the clause on payment of the rental and lease deposit.

Pursuant to the Cooperation Agreement:

(a) SMNPC shall temporarily lease out the P4 Plant to the Purchaser for a period of one year from the effective date of the Cooperation Agreement, in accordance with the terms as set out in Section 2.3.1 of this Circular (the "**Proposed Lease**").

(b) SMNPC will establish a newly incorporated company (the "**New Company**"), and both SMNPC and the Purchaser will be responsible for handling all qualifications, licenses, government permits, approvals and filing procedures required for the resumption of production for the P4 Plant, including but not limited to, environmental impact assessment, safety assessment, hazardous chemical production, fire protection, technical transformation, energy assessment, professional evaluation, sewage discharge/drainage license, special equipment use license, hazardous chemical storage and transportation license, inspection and laboratory equipment qualification certificate, approval for industries with high pollution and environmental risks, and so forth etc (collectively referred to as the "**Production Licenses**") to be procured under SMNPC.

(c) After SMNPC obtains the Production Licenses, SMNPC shall inject or transfer the P4 Plant (with the Production Licenses) and such agreed corresponding liabilities (including, *inter alia*, short term loan of approximately RMB18.8 million payable to Bohai Bank, and the interest payable thereof hereinafter (the "**Bohai Bank Loan**")) to the New Company.

(d) SMNPC has been granted the right to sell its entire equity interests in the New Company to Purchaser ("the **Proposed Sale Option**") and upon the exercise of such rights by SMNPC, the Purchaser shall acquire 100% equity interest in the New Company (the "**Proposed Disposal**") in accordance with the terms and provisions as set out in the Cooperation Agreement. As at the Latest Practicable Date, it is the Company's intention to exercise the Proposed Sale Option and therefore selling its entire equity interests in the New Company to the Purchaser at the relevant time subject to, *inter alia,* the Shareholders' approval being obtained and the fulfilment of all terms and conditions of the Cooperation Agreement.

The Proposed Lease, the Proposed Sale Option, and the Proposed Disposal are referred as the "**Proposed Transactions**".

Based on the Cooperation Agreement, SMNPC will, *inter alia*, apply for a renewal of the Production Licenses (together with the assistance of the Purchaser) and thereafter set up the New Company and transfer the P4 Plant at the agreed value of approximately RMB90.0 million (or RMB86.0 million after subtracting the agreed discount of RMB4.0 million for the purpose of determining the consideration) and certain liabilities of approximately RMB33.4 million (as agreed) as well as the Production Licenses to the New Company.

Shareholders should note that as the Proposed Sale Option is exercisable at the discretion of the Company and its exercise terms have been fixed pursuant to the Cooperation Agreement, as such, pursuant to Rule 1018(2) the Proposed Sale Option requires the approval from the Shareholders at the time of grant of the option. The Proposed Disposal constitutes a "major transaction" under Chapter 10 of the Catalist Rules and is subject to, amongst others, approval of the Shareholders at the EGM pursuant to Rule 1014 of the Catalist Rules.

Please refer to Section 2 of this Circular for further information on the Proposed Transactions.

Furthermore, Shareholders' approval will be sought for the Directors and the authorised corporate representative of the Company and each of them be and is hereby authorised to complete and do all such acts and things (including negotiating and executing all such documents and ancillary agreements and to make all such variations, supplements and amendments thereto as may be required in connection with the Proposed Lease, the Proposed Sale Option, and the Proposed Disposal) as they or he may consider necessary, desirable or expedient in the interests of the Company, not prejudicial to the Company and its Shareholders and in compliance with all relevant laws, rules and regulations, to give effect to Ordinary Resolutions 1, 2, and 3, being the Proposed Lease, the Proposed Sale Option and the Proposed Disposal and the Cooperation Agreement as they or he may deem fit.

Shareholders should note that notwithstanding the above, in the event that such approvals above, is approved or obtained at the EGM, the Directors are required to obtain Shareholders approval in the event that there are material changes or variations to the terms and conditions of the Cooperation Agreement (including but not limited to the consideration).

In addition, pursuant to Rule 1014(3), the Board undertakes that in the event the Proposed Transactions are not completed or are rescinded by any party to the Proposed Transactions due to any reason, the Company will immediately announce via the SGXNET the following:

(a) the reasons for the non-completion or rescission of the Proposed Transactions;

(b) the financial impact of the non-completion or rescission on the Company; and

(c) the possible course(s) of action to protect the interests of the Shareholders of the Company. Notwithstanding this, the Company must provide timely updates on the specific course of action including its progress and outcome.

2 THE PROPOSED TRANSACTIONS

2.1 Information on the Purchaser

Shareholders should note that information relating to the Purchaser in this Section and elsewhere in this Circular has been provided by the Purchaser. The Company and the Directors have not independently verified the accuracy and correctness of such information herein. The sole responsibility of the Directors and the Company for the purpose of such information has been to ensure that such information has been accurately and correctly extracted and reproduced in this Circular in its proper form and context.

The Purchaser was incorporated in the PRC on 3 November 2021. Its business includes: production of chemical products (excluding licensed chemical products); sales of chemical products (excluding licensed chemical products); manufacturing of special chemical products (excluding hazardous chemicals); sales of special chemical products (excluding hazardous chemicals); biochemical product technology research and development; metal ore sales; non-

metallic ore and product sales; fertilizer production.

The Purchaser's shareholders are Wu Dan (95%) and Cao Mingxuan (5%). The sole director of the Purchaser is Wu Dan.
As at the Latest Practicable Date, the Purchaser (i) does not have any existing interest (whether direct or deemed) in the Shares of the Company, and (ii) is not related to any of the Directors and Controlling Shareholders of the Company.

The Proposed Transactions arose from the Group's protracted efforts in finding a buyer for the P4 Plant, and the Group was approached by the Purchaser, and has been identified after an extensive period of search and negotiations of about 3 years. In addition, based on information available to the Directors, and negotiations with the Purchaser and other potential buyers at the relevant point in time during the Group's protracted search for buyers for the P4 Plant, the agreed value of RMB90.0 million or RMB86.0 million after accounting for the discount of RMB4.0 million for the P4 Plant pursuant to the Proposed Transactions (see Sections 2.4 and 4.1), accords the highest relative value for the P4 Plant as compared to the price indications provided by other potential buyers whilst providing the Group with a mode or structure for the disposal of the P4 Plant that the Directors deemed appropriate and adequate given, *inter alia*, its circumstances and financial position of the Group. Based on the price indications received from other potential buyers, the Directors derive further comfort that the value of the asset to be disposed is "fair" and not at a discount as compared to price indications from other potential buyers.

Save for the Proposed Transactions, the Group, Directors, Management and Controlling Shareholders of the Company do not have any business or financial connections with the Purchaser, its director and shareholders.

2.2 Information on the P4 Plant

The P4 Plant covers an area of 54,862.70 square meters and is located in Deyang-Aba Ecological Economic Industrial Park, Mianzhu City, Sichuan Province, PRC. The P4 Plant processes phosphate rocks into yellow phosphorus ("**P4**"), which is used in the production of phosphoric acid, phosphates, phosphorus pentoxide, pesticides and fertilisers. The P4 Plant has a production capacity of 20,000 tonnes of P4 annually.

The P4 Plant was shut down in June 2018 for maintenance and production was not resumed after the maintenance was completed, due to non-availability of raw materials. The production of P4 was affected by the lack of access to phosphate rocks (a key raw material for cost efficient production of P4), due to, *inter alia*, the expropriation of the Group's mines by the PRC government and the then limited supply of phosphate rocks. As at the Latest Practicable Date, the Company understands that the supply of phosphate rocks being feedstocks for the P4 Plant has become available as mines near the P4 Plant have resumed mining and more mines may obtain approval from the PRC government to resume mining. Accordingly, the disposal of the P4 Plant is appropriate now given the circumstances facing the Company and the overall economic, demand and supply conditions for P4. Despite the improved market and economic conditions, the Group has decided not to operate the P4 Plant as this will require financing for the application or renewal of its Production Licenses, required maintenance of the P4 Plant for the resumption of production, as well as working capital for the P4 Plant once it starts operating.

The Production Licenses of the P4 Plant has expired since April 2020. As such, the P4 Plant did not produce P4 since it was shut down in June 2018, thus no revenue was recorded. Notwithstanding no revenue being recorded, there was a loss after tax attributable to the P4 Plant of approximately RMB2.8 million for FY2022 mainly due to depreciation and interest on Bohai Bank Loan.

The P4 Plant including the land use right is currently pledged as collateral for the Bohai Bank Loan of approximately RMB18.8 million. It is the intention of the parties to transfer certain liabilities, *inter alia*, the Bohai Bank Loan and interest payable pursuant to such loan to the New Company. In the event that the Bohai Bank Loan cannot be transferred or if Bohai Bank does not agree to re-lend or advance such amounts to the New Company, the parties shall negotiate

for the most conducive way for the realisation of the Cooperation Agreement to transfer or liquidate the liabilities. This includes, *inter alia*, the Purchaser providing a guarantee to facilitate re-lending or advances to the New Company or in lieu of repayment to Bohai Bank Loan in advance.

2.3 Salient Terms of The Proposed Transactions

2.3.1 Key terms of the Proposed Lease

(i) The lease term shall last one year, commencing from the effective date of the Cooperation Agreement, upon the delivery of the P4 Plant by SMNPC to the Purchaser. The Parties may, considering the handling progress of SMNPC on the Production Licenses for the production restart of the P4 Plant, and asset injection of the P4 Plant assets into the New Company, opt for lease renewal until the completion of the cooperation under the Cooperation Agreement.

(ii) During the lease terms, the annual rent shall be RMB8.0 million exclusive of value added tax ("**VAT**"). At the same time, the Purchaser shall pay SMNPC RMB4.0 million as a lease deposit. Provided that there are no breaches by SMNPC to the Cooperation Agreement, the rent, prepaid VAT, and lease deposit shall not be refunded. The rent, prepaid VAT, and lease deposit may be deducted from the equity sale according to terms agreed in the Cooperation Agreement.

(iii) The Purchaser shall pay the lease deposit amount of RMB4.0 million within two (2) business days upon signing the Cooperation Agreement. The rent of RMB8.0 million for the first year and the VAT payable shall be paid within one (1) business day after SMNPC's delivery of the P4 Plant to the Purchaser. The rent and VAT payable in advance for the second year and thereafter (if any) shall be paid (10) ten days in advance of the renewal of the Cooperation Agreement. As at 22 March 2023, the lease deposit of RMB4.0 million has been received by SMNPC. As at the Latest Practicable Date, the Group is in the process of finalising the delivery of the P4 Plant to the Purchaser.

(iv) In the event that there are damages, fines for security, environmental protection, fire protection, labour employment, hazardous chemicals, industrial products, waste handling, and other issues, as well as the overdue fee, delayed payment of rent, or any other payables caused by the Purchaser, SMNPC shall have the right to deduct directly from the lease deposit.

(v) Resumption of the P4 Plant's production

- The Purchaser shall bear all the capital investment required for the restart of production of the P4 Plant, and shall bear all the costs and expenses incurred for obtaining the Production Licenses, new installations and equipment, comprehensive maintenance of the plant, employee recruitment and training, workers wages and social insurance, raw material procurement, and prepayment of electricity charges.

- Whilst SMNPC is not responsible for capital investment, it shall cooperate with the Purchaser to prepare all corresponding documents and materials for the resumption of the production for the P4 Plant, including but not limited to submitting reports on resumption of production to relevant government departments and professional units in the name of SMNPC, providing all documents required for the processing of the Production Licenses (for which the Purchaser shall bear the costs incurred in the process of document preparation and government approval), providing existing equipment and plant drawings, and providing other certificates and documents that have been originally processed.

Save as disclosed above, there are no other material terms and conditions for the Proposed Lease.

2.3.2 Terms of the Proposed Sale Option and the Proposed Disposal

(i) Whilst SMNPC is responsible for registering the New Company, applying for the Production Licenses, and injecting the P4 Plant together with the Production Licenses into the New Company, the Purchaser will bear all costs and expenses for the application of the Production Licenses and funds required for the normal operation of the P4 Plant.

(ii) Upon award of the Production Licenses, SMNPC is responsible for the restructuring of the P4 Plant including such agreed corresponding liabilities (mainly Bohai Bank Loan, personnel, etc.) into the New Company. In addition, the Purchaser is responsible for assisting and cooperating with SMNPC for the relending of the existing Bohai Bank Loan to the New Company. If Bohai Bank does not agree to re-finance the said loan, SMNPC and the Purchaser shall negotiate for the most conducive way to transfer or liquidate the liability (for instance, the Purchaser will provide a guarantee to facilitate the re-lending to the New Company or in lieu of repayment to Bohai Bank Loan in advance).

(iii) Provided (1) the Purchaser has fulfilled its obligations pursuant to the Cooperation Agreement, including the timely payment of rent and lease deposit in full; (2) SMNPC has obtained the Production Licenses for the resumption of production for the P4 Plant, and the completion of SMNPC's restructuring and injection of the P4 Plant, (including corresponding liabilities, comprising mainly the Bohai Bank Loan, personnel, etc.) into the New Company; and (3) subject to the approval of the Shareholders at a general meeting and the SGX-ST (if applicable) (hereinafter collectively referred to as the ("**Prerequisites**"), SMNPC shall have the right to sell all the shares of the New Company to the Purchaser in accordance with the provisions of the Cooperation Agreement. Upon exercise of SMNPC's Proposed Sale Option and decision to sell, the Purchaser shall be obligated to acquire all the shares of the New Company in accordance with the terms and conditions of the Cooperation Agreement. The specific purchase matters shall be separately negotiated by both parties, with the execution of a new sales and purchase agreement for clarity.

(iv) SMNPC shall be responsible for the appointment of a qualified asset appraisal firm in China for the valuation of the P4 Plant. As at the date of the Cooperative Agreement, an Independent Valuer has already been appointed. Pursuant to the Cooperative Agreement, a value of approximately RMB52.6 million has been determined and agreed between the Parties (based on a value of approximately RMB90.0 million for the P4 Plant instead of the market value as determined by the Independent Valuer of approximately RMB81.3 million and a combination of other factors). The Parties further agree that the lease deposit of RMB4.0 million and the rental payment for the first year of RMB8.0 million and such subsequent rent (if applicable) shall be applied towards the consideration and the balance of the consideration of approximately RMB40.6 million (please refer to the table at Section 2.4 of this Circular). Such amounts shall be paid in one lump sum within three (3) days after SMNPC decides or chooses to sell and issues a notice of sale.

(v) Shareholders should note that pursuant to the Cooperation Agreement, the Proposed Sale Option is exercisable at the discretion of the Company and the exercise terms have been fixed at the time of grant of the option. Thus, collectively, the Proposed Lease, the Proposed Sale Option, and the Proposed Disposal, which is a major transaction (see Section 5 of this Circular), are subject to Shareholders approval.

Save as disclosed above, there are no other material terms and conditions for the Proposed Sale Option and Proposed Disposal.

Shareholders should note that notwithstanding the approval of the Proposed Resolutions, in the event that there are material changes or variations to the terms and conditions of the Cooperation Agreement (including but not limited to the Consideration), pursuant to any specific purchase matters (mentioned in paragraph (iii) above) which shall be separately negotiated by

both Parties, with the execution of a new sales and purchase agreement, the Directors are required to obtain Shareholders approval. In addition, the Company will make such necessary announcements (and seek Shareholders approval) where applicable.

2.4 Consideration

Upon exercise of the Proposed Sale Option, the total consideration to be received (on the assumption that the Proposed Disposal will be completed in less than 1 year) by SMNPC is approximately RMB40.6 million (or approximately S$7.9 million based on the exchange rate S$1: RMB5.141 as at 20 March 2023) in cash ("**Consideration**") and payable in one lump sum within three (3) days after SMNPC exercises the Proposed Sale Option and notification of sale.

The Consideration is derived based on willing buyer willing seller basis and after considering, *inter alia*, the Agreed NAV of the New Company, the indicative market value of the P4 Plant as ascribed by the Independent Valuer, the liabilities to be transferred to the New Company pursuant to the Cooperation Agreement, the rental to be received and the lease deposit, and on the assumption that the Proposed Transactions are completed with a year. In addition, the Board is of the view that pursuant to the Cooperation Agreement, the Purchaser has accorded the highest relative value for the P4 Plant as compared to indications provided by such other potential buyers at the relevant point in time during the Group's protracted search for buyers for the P4 Plant with a mode or structure for the disposal of the P4 Plant that the Directors deemed appropriate and adequate given, *inter alia*, its circumstances and financial position of the Group.

Based on the price indications received from other potential buyers, the Directors derive further comfort that the value of the asset to be disposed is "fair" and not at a discount as compared to price indications from the other potential buyers. The Cooperation Agreement represents a realistic option for the Group to dispose of its P4 Plant at an agreed value of RMB90.0 million or RMB86.0 million after accounting for the discount of RMB4.0 million (or a premium of approximately 10.7% and 5.8% respectively above the market value of the P4 Plant as ascribed by the Independent Valuer), given the current idle state of the P4 Plant. Lastly, there have been difficulties in finding prospective interested buyers given the specialised nature of the P4 Plant, need for a renewal of the Production Licenses, and required maintenance of the P4 Plant for resumption of production. The Board noted that the lease deposit of RMB4.0 million and rental to be received of RMB8.0 million will provide SMNPC with the required funding for the application of the Production Licenses and maintenance of the plant and facilities to resume production.

Figures in RMB' million	New Company
Agreed NAV	56.6
Less: Agreed discount (being the Group's agreed share of the amounts for, *inter alia,* the resumption of production)	(4.0)
Consideration for the purchase of the New Company	52.6
Less: Lease deposit and rental to be received	(12.0)
Consideration to be received on completion of the Proposed Transactions	40.6
Aggregate consideration (comprising lease deposit, rental to be received, and the Consideration) ("**Aggregate Consideration**")	52.6
RNAV of the New Company	47.9

Accordingly, the Aggregate Consideration payable (comprising lease deposit, rental to be received, and Consideration for purchase of New Company) of approximately RMB52.6 million is at a premium of approximately 9.8% over the RNAV of the New Company.

Due to, *inter alia*, factors which may not be within the Company's control such as, *inter alia,* the completion of the Proposed Disposal does not take place within one year from the effective date of the Cooperation Agreement; the delay in obtaining the Production Licenses; and the transfer of the P4 Plant assets and agreed liabilities to the New Company, the Parties may in the future negotiate for certain variation(s) to the terms of the Cooperation Agreement including,

inter alia, the Consideration or the extension to the completion date of the Proposed Disposal. However, in the event of any material changes or variations to the terms and conditions of the Cooperation Agreement (including but not limited to the Consideration), the Company will make such announcements as may be necessary in relation to such changes and re-convene another extraordinary general meeting to seek Shareholders' approval.

2.5 Use of proceeds from the Proposed Transactions

The proceeds from the rental and lease deposit of approximately RMB12.0 million in aggregate shall be used to finance the Group's operating expenses, working capital and to meet such obligations of the Group as may arise from time to time.

The proceeds from the Proposed Disposal being the Consideration of approximately RMB40.6 million shall be used for (where applicable), *inter alia*, working capital, investments and to meet such obligations of the Group as may arise from time to time.

Pending deployment of the proceeds from Proposed Lease and the Proposed Disposal for such purposes, the proceeds may be placed in deposits with banks or financial institutions as the Directors may, in their absolute discretion, deem fit.

3 RATIONALE FOR THE PROPOSED TRANSACTIONS

The P4 Plant had been idle and ceased its production since June 2018. In addition, the Group has also ceased the manufacturing of phosphate based chemical products (including, *inter alia*, sodium tripolyphosphate) since May 2019. Consequently, the Group's business model has since changed and the current focus is mainly on trading of phosphate based chemical products. The decision was made in view of, *inter alia*, the ongoing dispute with the Chinese Government in connection with the expropriation of the Group's mining licenses.

The Board is of the view that the Proposed Transactions are in the best interest of the Group, as:

(a) The Purchaser had approached the Group and had been identified after an extensive period of search for prospective buyers and negotiations with certain interested buyers for about 3 years. There have been difficulties in finding prospective interested buyers given the specialised nature of the P4 Plant, need for a renewal of the Production Licenses, and required maintenance of the P4 Plant for resumption of production. In addition, pursuant to the Cooperation Agreement, the Purchaser has accorded the highest relative value for the P4 Plant as compared to price indications provided by such other potential buyers at the relevant point in time during the Group's protracted search for buyers for the P4 Plant with a mode or structure for the disposal of the P4 Plant that the Directors deemed appropriate and adequate given, *inter alia*, its circumstances and financial position of the Group. Based on the price indications received from other potential buyers, the Directors derive further comfort that the value of the asset to be disposed is "fair" and not at a discount as compared to price indications from the other potential buyers. The Cooperation Agreement represents a realistic option for the Group to dispose of its P4 Plant at an agreed value of RMB90.0 million or RMB86.0 million after accounting for the discount of RMB4.0 million (or a premium of approximately 10.7% and 5.8% respectively above the market value of the P4 Plant as ascribed by the Independent Valuer), given the current idle state of the P4 Plant;

(b) The P4 Plant has been idle and did not record any revenue for a period of time, and its disposal requires a renewal of its Production Licenses, and maintenance of the said facilities for the resumption of production;

(c) Given the Group's currently weak financial position and performance, it represents a realistic opportunity for the Group to realise its investments in its P4 Plant taking into account the need for an application for the renewal of the Production Licenses, funds required for such an application as well as for the maintenance of the plant and

facilities to resume production which are provided pursuant to the Cooperation Agreement;

(d) The Proposed Transactions will enable the Group to realize or unlock the value of the P4 Plant and generate returns for Shareholders. This is in line with the Group's strategy to restructure the Group (enhancing the Group's financial position and facilitating the Group's future investment);

(e) The Aggregate Consideration to be received (comprising lease deposit, rental to be received and the Consideration for the Proposed Disposal) of approximately RMB52.6 million, is at a premium of approximately 9.8% above the RNAV of the New Company (after taking into consideration the market value as ascribed by the Independent Valuer) and this is reasonable given, *inter alia*, the specialised nature of the P4 Plant, the Group's constraints in raising financing, structure of the Proposed Transactions, provision of funding by the Purchaser for the application of the Production Licenses and maintenance of the plant and facilities to resume production; and

(f) The Proposed Lease and the Proposed Disposal are both cash flow and earnings accretive for the Group, with favourable financial effects for NTA and LPS (both defined later). It will also remove all external borrowings from the Group's statement of financial position. Shareholders should note that the Proposed Lease is expected to have a material and favourable effect on the NTA per Share and EPS for the current financial year ending 31 December 2023. In addition, in the event the Proposed Disposal is completed by this current financial year ending 31 December 2023, the Proposed Disposal is also expected to have a material and favourable effect on the NTA per Share and EPS for the current financial year ending 31 December 2023. The Purchaser will also assume certain liabilities of the New Company, including Bohai Bank Loan of approximately RMB18.8 million. Accordingly, the Group's gearing will improve as it would have no bank borrowing upon completion of the Proposed Transactions, thus strengthening its financial position.

4 FINANCIAL INFORMATION FOR THE P4 PLANT AND THE NEW COMPANY

4.1 NAV

The following tabulates, *inter alia*:

(a) The NAV of SMNPC as at 31 December 2022;

(b) The NAV of the New Company as at 31 December 2022 after taking into account the effects of the sale or injection of the P4 Plant at its book value as at 31 December 2022 of approximately RMB56.6 million and the transfer of certain liabilities of approximately RMB33.4 million to the New Company as agreed between the Parties (the "**Book NAV**");

(c) The agreed NAV of the New Company after taking into account the effects of the sale or injection of the P4 Plant at the agreed value of approximately RMB90.0 million (or RMB86.0 million after subtracting the agreed discount of RMB4.0 million for the purpose of determining the Consideration) and the transfer of certain liabilities of approximately RMB33.4 million to the New Company as agreed between the Parties (the "**Agreed NAV**"); and

(d) The pro-forma revalued NAV of the New Company after taking into account the effects of the sale or injection of the P4 Plant based on the market value of approximately RMB81.3 million (as ascribed by the Independent Valuer) and the transfer of certain liabilities of approximately RMB33.4 million to the New Company as agreed between the Parties (the "**RNAV**").

on the assumption that the Proposed Transactions had been completed on 31 December 2022, being the end of the most recently completed financial year for the Group.

Figures in RMB'000	SMNPC	Book NAV	New Company Agreed NAV	RNAV
Non-Current Assets				
P4 Plant (ROU land use rights and Fixed Assets)	56,646	56,595(1)	90,000(2)	81,310(3)
Current Assets	90,166	-	-	-
Total Assets	146,812	56,595	90,000	81,310
Current Liabilities				
To be transferred (including Bohai Bank Loan)[4]	33,405	33,405	33,405	33,405
To remain	54,364	-	-	-
	87,769	33,405	33,405	33,405
Non-Current Liabilities	114,325	-	-	-
Total Liabilities	202,204	33,405	33,405	33,405
NAV	(55,282)	23,241	56,595	47,905

Notes:

(1) Based on the book value of approximately RMB56.6 million for the P4 Plant (excluding liabilities to be transferred) as agreed by the Parties.

(2) Based on the agreed value of RMB90.0 million (or RMB86.0 million after subtracting the agreed discount of RMB4.0 million for the purpose of determining the Consideration) for the P4 Plant assets (excluding liabilities to be transferred) as agreed by the Parties. Please refer to Section 2.4 of this Circular for computation of the Consideration.

(3) Based on the market value of approximately RMB81.3 million for the P4 Plant assets (excluding liabilities to be transferred) as ascribed by the Independent Valuer.

(4) Current Liabilities to be transferred include trade payables, other payables, advances from customers, and the Bohai Bank Loan.

Accordingly, the RNAV of the New Company (after taking into consideration the market value as ascribed by the Independent Valuer of approximately RMB81.3 million) is approximately RMB47.9 million as at 31 December 2022. However, the Parties have agreed to use the Agreed NAV of the New Company of approximately RMB56.6 million (based on, *inter alia,* an agreed value of RMB90.0 million (or RMB86.0 million after subtracting the agreed discount of RMB4.0 million for the purpose of determining the Consideration) for the P4 Plant (excluding liabilities to be transferred). The Consideration for the 100% equity in the New Company has been agreed to be approximately RMB40.6 million, after taking into account the RMB4.0 million that the Group had agreed to contribute as its share of the expenses required for the renewal of the Production Licenses and the aggregate amount of approximately RMB12.0 million (being the sum of lease deposit of RMB4.0 million and rental to be received of RMB8.0 million).

For clarification, the "cash consideration" for the RMB90.0 million for the sale of the P4 Plant as stated in the Company's annual report FY2022 ("**AR2022**") on pages 54, 63, 95, 98 and 131, refers to the value of the P4 Plant as agreed between the Purchaser and the Group. Accordingly, the Agreed NAV of the New Company after taking into account the effects of the sale or injection of the P4 Plant at the agreed value of approximately RMB90.0 million (or RMB86.0 million after subtracting the agreed discount of RMB4.0 million for the purpose of determining the Consideration) and the transfer of certain liabilities of approximately RMB33.4 million to the New Company as agreed between the Parties is approximately RMB56.6 million.

4.2 Gain on disposal

The Book NAV of the New Company (being the book value for the P4 Plant, less agreed liabilities to be transferred or assumed by the New Company) as at 31 December 2022 is approximately RMB23.2 million. As such, the Group is expected to recognise a gain on the Proposed Disposal of approximately RMB35.0 million, after taking into account the reversal of

deferred tax liabilities of approximately RMB3.9 million and deferred income of approximately RMB9.7 million. In addition, the Group will also receive rental income of RMB8.0 million.

4.3 Valuation

Shareholders should note that information relating to the Independent Valuer and the Valuation Report in this Section and elsewhere in this Circular has been provided by the Independent Valuer and/or extracted from the Translated Valuation Report. The Translated Valuation Report has been translated based on the original Valuation Report by Elite Asia (SG) Pte. Ltd. ("**Translator**"), and the Company does not accept any responsibility for the accuracy of the translation of the Translated Valuation Report. Shareholders should always refer to the original Valuation Report, which is made available for inspection. In the event of any inconsistencies between the Translated Valuation Report and the original Valuation Report, the original Valuation Report shall prevail.

4.3.1 Valuation of the P4 Plant

The Company has engaged the Independent Valuer to provide the market value of the P4 Plant for the purpose of the Proposed Sale Option and the Proposed Disposal.

According to the Valuation Report issued by the Independent Valuer dated 15 March 2023, the P4 Plant has a market value of RMB81.3 million as at the valuation date of 31 December 2022. As the difference between the preliminary valuation of approximately RMB84.2 million (as stated in the announcement dated 22 March 2023) and the final valuation of approximately RMB81.3 million (based on the Valuation Report) of the P4 Plant is not significant, the Company and the Purchaser have agreed that no adjustment will be made to the Consideration pursuant to the Cooperation Agreement. The difference between the preliminary valuation of approximately RMB84.2 million (as stated in the announcement dated 22 March 2023) and the final valuation of approximately RMB81.3 million (based on the Valuation Report) of the P4 Plant is due mainly to depreciation.

The valuation of the P4 Plant assets was arrived at based on cost method. The Valuation Report is prepared in accordance with the Basic Asset Valuation Standards issued by the Ministry of Finance and the Asset Valuation Appraiser Professional Ethics Standards issued by the China Asset Valuation Association.

The following in italics sets out the relevant extracts of the basis for the Independent Valuer's valuation of the P4 Plant pursuant to the Translated Valuation Report.

"The basis for selecting the cost method was due to the assets group to be evaluated can find the purchase price in the market (replacement cost on the basis of the current market value of the asset group rebuilt or repurchased under the premise of continuous use, and to determine the new rate through field survey and comprehensive technical analysis to estimate the value of the asset group), while the market method was not deemed appropriate due to the lack of comparable market transactions and prices. The income method was also deemed inappropriate and not applicable, as the property or asset right holding company (as the case may be) is in the stage of shutting down production and business and the assets group does not have independent profitability."

The following in italics sets out the relevant extracts of the Independent Valuer's key assumptions pursuant to the Translated Valuation Report:

"*1. Trading Assumptions*

Transaction assumptions assume that all assets to be appraised are already in the process of being transacted, and the appraisal professional conducts valuation based on simulated markets such as the transaction conditions of the assets to be appraised. Transaction assumptions are one of the most basic prerequisite assumptions for asset valuation to be performed.

2. Open Market Assumptions

The open market assumption assumes that for assets traded in the market, or proposed to be traded in the market, both parties to the asset transaction are on an equal footing with each other and have access to sufficient market information and time with each other to make rational judgments about the function and use of the asset and its transaction price, etc. The open market assumption is based on the assumption that assets are publicly tradable in the market.

3. The valuation is premised on the underlying assumptions for the specific valuation purposes set out in the Valuation Report:

(i) No significant changes assumption: It is assumed that there are no significant changes in the relevant national laws and regulations in force, the national macroeconomic situation, and no unforeseen significant changes in the external economic environment such as interest rates, exchange rates, taxation bases and rates, and policy levies and fees;

(ii) No adverse effect assumptions: It is assumed that no other human force majeure and unforeseen factors have a significant adverse effect on the assets to be valued by the titleholder;

(iii) Assumption of continued use of assets: It is assumed that the assets under appraisal will continue to be used in situ for their remaining economic useful life in the manner and use, scale, frequency and environment as expected at the base date, without considering the respective best use of each asset;

(iv) Assumption of truthfulness of data: It is assumed that the transaction data, etc. relied upon by the appraisers are true and reliable, and that the relevant basic and financial information provided by the title holder and the principal is true, accurate and complete; and

(v) *Inflation-free assumption: It is assumed that the operating business or services measured in terms of currency are free from the effects of inflationary factors."*

Please refer to the summary of the Valuation Report set out in Appendix A of this Circular for further details on the valuation of the P4 Plant conducted by the Independent Valuer.

Pursuant to the Cooperation Agreement, the agreed value of the P4 Plant is approximately RMB90.0 million (or RMB86.0 million after subtracting the agreed discount of RMB4.0 million for the purpose of determining the Consideration) and this is higher than the market value of the P4 Plant of approximately RMB81.3 million as ascribed by the Independent Valuer.

4.3.2 Information of the Independent Valuer

The Company has engaged the Independent Valuer to provide the market value of the P4 Plant for the purpose of the Proposed Sale Option and the Proposed Disposal.

The Independent Valuer is licensed by the Ministry of Finance (PRC) and has been providing independent valuation services to their clients since 2008. Its predecessor firm was established in 1993 and obtained licenses for securities business asset appraisal from the China Securities Regulatory Commission and the State-Owned Assets Supervision and Administration Commission ("**SASAC**"). The Directors understand that the Independent Valuer has provided valuation/appraisal services for a large number of clients in China.

Further information on the Independent Valuer can be obtained on their company website: http://www.zmgjcpv.com/ and http://www.zmgjcpv.com/content/?144.html.

4.3.3 Board's confirmation

The Board has:

(i) considered the Independent Valuer's track record and credentials, and believes that the valuation conducted by the Independent Valuer was conducted independently by qualified and competent valuation professionals;

(ii) assessed that the valuation of the P4 Plant by the Independent Valuer has been prepared in accordance with the China Asset Valuation Criteria; and

(iii) examined the basis (being the cost method), key assumptions and estimates used for the Valuation Report, including the assumptions as set out above.

In consideration of the above, the Board is of the view that the key assumptions and estimates, valuation conclusion and limitation(s) as disclosed in the Valuation Report and set out in Appendix A of this Circular are satisfactory, adequate, reasonable and acceptable.

5 THE PROPOSED DISPOSAL AS A MAJOR TRANSACTION

The relative figures for the Proposed Disposal computed on the bases set out in Rule 1006 of the Catalist Rules are as follows:

Rule 1006	Bases	Relative Figures
(a)	The net asset value of the assets to be disposed of, compared with the Group's net asset value. This basis is not applicable to an acquisition of assets	274.5%[(1),(4)]
(b)	The net profits attributable to the assets acquired or disposed of, compared with the Group's net profits	37.3%[(2),(4)]
(c)	The aggregate value of the consideration given or received, compared with the issuer's market capitalisation, based on the total number of issued shares excluding treasury shares	95.7%[(2),(4)]
(d)	The number of equity securities issued by the issuer as consideration for an acquisition, compared with the number of equity shares previously in issue	N/A
(e)	The aggregate volume or amount of proved and probable reserves to be disposed of, compared with the aggregate of the group's proved and probable reserves. This basis is applicable to a disposal of mineral, oil or gas assets by a mineral, oil and gas company, but not to an acquisition of such assets. If the reserves are not directly comparable, the Exchange may permit valuations to be used instead of volume or amount	N/A

Notes:

(1) Based on the Book Value of the New Company of approximately RMB23.2 million as at 31 December 2022 (or approximately S$4.5 million) over the audited net liabilities value of the Group of approximately S$1.6 million as at 31 December 2022 (in absolute relative figure). In the event the Agreed NAV of the New Company of approximately RMB56.6 million (or approximately S$11.0 million) is used, the absolute relative figure under Rule 1006(a) will be 668.4%. In the event the RNAV of the New Company of approximately RMB47.9 million (or approximately S$9.3 million) is used, the absolute relative figure under Rule 1006(a) will be 565.7%.

(2) The net profit means profit or loss including discontinued operations that have not been disposed and before income tax and non-controlling interests. The Group recorded a loss (including discontinued operations) before income tax and non-controlling interest of approximately S$1.5 million for FY2022 and the pro-forma pre-tax loss attributable to the New Company is approximately S$0.6 million for FY2022.

(3) Computed based on the Consideration of approximately RMB40.6 million (or approximately S$7.9 million) and the market capitalisation of the Group of approximately S$8.3 million as at 16 March 2023, being the Last Trading Day for the Company's Shares preceding 20 March 2023, being the date of the execution of the Cooperation Agreement. The Group's market capitalisation is computed based on the number of issued shares of 1,031,524,685 (excluding treasury Shares) and the weighted average price of approximately S$0.008 per Share on 16 March 2023, being the Last Trading Day preceding the date of execution of the Cooperation Agreement. In the event that both the lease deposit of RMB4.0 million and the rental of RMB8.0 million to be received are included in the computation of aggregate consideration, the relative figure under Rule 1006(c) will be 124.0%. In

the event that both the lease deposit of RMB4.0 million and the rental of RMB8.0 million to be received are included, as well as the liabilities of approximately RMB33.4 million to be assumed by the Purchaser are added to the computation of aggregate consideration, the relative figure under Rule 1006(c) will be 202.7%.

(4) Figures are converted based on the exchange rate S$1: RMB5.141 as at 20 March 2023.

As the relative figures under Rule1006(c) of the Catalist Rules exceed 50%, the Proposed Transactions constitute a "major transaction" under Rule 1014 of the Catalist Rules and is subject to the approval of the Shareholders in a general meeting. In addition, as the relative figures computed on the base set out in Catalist Rule 1006(a) and (b) are regarded as negative figures under the Catalist Rules, Chapter 10 of the Catalist Rules may still be applicable to the Proposed Transactions in accordance with the applicable circumstances in Practice Note 10A of the Catalist Rules.

As such, the Company is convening the EGM to seek the approval of the Shareholders for the Proposed Transactions.

6 PRO FORMA FINANCIAL EFFECTS OF THE PROPOSED TRANSACTIONS

6.1 Assumptions

The pro-forma financial effects of the Proposed Transactions are based on the audited financial statements of the Group for FY2022 and the following assumptions:

(a) the financial effects set out below are purely for illustrative purposes only and do not reflect the actual financial performance or position of the Company and the Group after the Proposed Transactions; and

(b) the total expenses in relation to the Proposed Transactions have not been taken into consideration.

6.2 NTA

Assuming the Proposed Transactions had been completed on 31 December 2022, being the end of the most recently completed financial year of the Group, the financial effects on the NTA or NTL per share of the Group would be as follows:

	Before the Proposed Transactions	**After the Proposed Transactions**
(NTL)/NTA (S$'000)	(1,647)	6,605
Number of Ordinary Shares	1,031,524,685	1,031,524,685
(NTL)/NTA per share (S$ cents)	(0.16)	0.64

6.3 LPS

Assuming the Proposed Transactions had been completed on 1 January 2022, the loss attributed to the ordinary shareholders of the Company and the financial effects on the LPS of the Group for FY2022 would be as follows:

	Before the Proposed Transactions	**After the Proposed Transactions**
Net (loss)/earnings after tax (S$'000)	(1,590)	7,229
Number of Ordinary Shares	1,031,524,685	1,031,524,685
(Loss)/earnings per share (S$ cents)	(0.15)	0.70

Shareholders should note that the Proposed Lease is expected to have a material and favourable effect on the NTA per Share and EPS for the current financial year ending 31 December 2023. In addition, in the event the Proposed Disposal is completed by this current financial year ending 31 December 2023, the Proposed Disposal is also expected to have a material and favourable effect on the NTA per Share and EPS for the current financial year ending 31 December 2023.

7 SERVICE CONTRACTS

No person is proposed to be appointed as a Director of the Company in connection with the Proposed Transactions. Accordingly, no service contract is proposed to be entered into between the Company and any such person.

8 INTERESTS OF THE DIRECTORS AND SUBSTANTIAL SHAREHOLDERS

The interests of the Directors and Substantial Shareholders in the Shares as at the Latest Practicable Date are set out below:

	Direct Interest		**Deemed Interest**		**Total**
	No. of Shares	**%(1)**	**No. of Shares**	**%(1)**	**%(1)**
Directors					
Dr. Ong (2)	9,024,394	0.87	230,653,636	22.36	23.23
Simon Ong	2,919,306	0.28	-	-	0.28
Francis Lee Fook Wah	200,000	0.02	-	-	0.02
Goh Yeow Tin	-		-	-	
Substantial Shareholders (other than Directors)					
Astute Ventures Pte. Ltd. (3)	270,025,455	26.18	-	-	26.18
FICA (Pte.) Ltd. (2)	230,653,636	22.36	-	-	22.36
Melissa Ong (3)	5,367,190	0.52	270,025,455	26.18	26.70
Luo Yong	62,277,900	6.04	-	-	6.04

Notes:

(1) Based on the issued share capital of 1,031,524,685 ordinary shares in the capital of the Company as at the Latest Practicable Date.

(2) FICA (Pte.) Ltd. is controlled by Dr. Ong and he is therefore deemed to be interested in the 230,653,636 Shares held by FICA (Pte.) Ltd.

*(3) Melissa Ong is entitled to exercise not less than 20% of the votes attached to the voting shares in the share capital of Astute Ventures Pte. Ltd. ("**Astute Ventures**"). She is deemed to be interested in the 270,025,455 Shares held by Astute Ventures.*

Save as disclosed, none of the Directors and/or the Substantial Shareholders have any interest, direct or indirect, in the Proposed Transactions other than through their respective shareholdings in the Company.

9 DIRECTORS' RECOMMENDATION

Having considered, *inter alia*, the terms and rationale of the Proposed Transactions, the Directors are of the opinion that the Proposed Transactions are in the best interests of the Company. Accordingly, the Directors recommend that Shareholders vote in favour of Ordinary Resolution 1, 2, 3, and 4 relating to the Proposed Transactions at the EGM.

10 EXTRAORDINARY GENERAL MEETING

The EGM, notice of which is set out on pages N-1 to N-5 of this Circular, will be held on 29 April 2023 at 10.30 a.m. (or such time immediately after the conclusion of the Company's AGM on the same date), by way of physical means at 22 Kallang Avenue, #03-02 Hong Aik Industrial Building, Singapore 339413, for the purpose of considering and, if thought fit, passing with or without modifications, the resolutions as set out in the Notice of EGM.

Shareholders should note that: Ordinary Resolution 1, being the Proposed Lease is contingent upon passing Ordinary Resolutions 2 and 3; Ordinary Resolution 2, being the Proposed Sale Option is contingent upon passing Ordinary Resolutions 1 and 3; Ordinary Resolution 3, being the Proposed Disposal is contingent upon passing Ordinary Resolutions 1 and 2; and Ordinary Resolution 4, being the Proposed Authorisation is contingent upon passing Ordinary Resolutions 1, 2 and 3.

11 ACTIONS TO BE TAKEN BY SHAREHOLDERS

11.1 No Despatch of Printed Copies of Notice of EGM, Circular and Proxy Form

Printed copies of the Notice of EGM, this Circular and the Proxy Form will not be sent to Shareholders. Instead, the Notice of EGM, this Circular and the Proxy Form may be accessed on SGXNet at the URL https://www.sgx.com/securities/company-announcements.

11.2 Submission of questions

Submission of questions in advance of the EGM

Shareholders may submit questions related to the Proposed Resolutions in advance of the EGM: (a) if submitted by post, to be deposited at the registered office of the Company at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or (b) if submitted by way of electronic means, to be submitted via email to the Company, at cosec@asiaphos.com, by 10.30 a.m. (Singapore Time) on 21 April 2023. The Company will address all substantial and relevant questions (determined by the Company in its sole discretion) received from Shareholders prior to the EGM by publishing its responses to such questions on SGXNET after the close of market on 25 April 2023.

Submission of questions at the EGM

Shareholders may also ask the Chairman of the EGM questions related to the Proposed Resolutions to be tabled for approval at the EGM itself. The Company will address all substantial and relevant questions (determined by the Company in its sole discretion) received from Shareholders at the EGM. The Company will publish the minutes of the EGM (including its responses to substantial and relevant questions received from Shareholders which were addressed during the EGM) on the SGXNET within one (1) month after the date of the EGM.

11.3 Voting

Shareholders (whether individual or corporate) who wish to vote on the Proposed Resolutions to be tabled for approval at the EGM may:

(a) (where such Shareholders are individuals) attend and vote at the EGM; or

(b) (where such Shareholders are individuals or corporates) appoint a proxy/ proxies to vote on their behalf at the EGM in accordance with the instructions as set out in the relevant Proxy Forms.

Submission of Proxy Form

The Proxy Form, duly executed and completed, must be submitted to the Company in either one of the following manners:

(a) if submitted by post, to be deposited at the registered office of the Company at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

(b) if submitted by way of electronic means, to be submitted via email in Portable Document Format (PDF) to the Company, at cosec@asiaphos.com,

in either case, not less than forty-eight (48) hours before the time appointed for the holding of the EGM and/or any adjournment thereof.

A Shareholder who wishes to submit the Proxy Form must first download, complete and sign the Proxy Form, before submitting it by post to the address provided above, or by scanning and submitting it by way of electronic means via email to the email address provided above.

SRS Investors

SRS Investors:

(a) may attend and vote at the EGM if they are appointed as proxies by their respective SRS operators, and should contact their respective SRS operators if they have any queries regarding their appointment as proxies; or

(b) may appoint the Chairman of the EGM as proxy, in which case they should approach their respective SRS operators to submit their votes at least seven (7) working days before the date of the EGM.

11.4 Depositor

A Depositor shall not be regarded as a Shareholder entitled to appoint proxies (other than the Chairman of the EGM) or the Chairman of the EGM to vote on such Depositor's behalf at the EGM unless such Depositor is shown to have Shares entered against such Depositor's name in the Depository Register, as certified by CDP, seventy-two (72) hours before the time appointed for holding the EGM.

12 CONSENTS

The Independent Valuer and Translator has each given and has not withdrawn their respective written consent to the issue of this Circular with the inclusion of the Valuation Report and Translated Valuation Report as set out in Appendices A and B respectively to this Circular and references to their respective name in the form and context in which it appears in this Circular and to act in such capacity in relation to this Circular.

13 DIRECTORS' RESPONSIBILITY STATEMENT

The Directors collectively and individually accept full responsibility for the accuracy of the information given in this Circular and confirm after making all reasonable enquiries, that to the best of their knowledge and belief, this Circular constitutes full and true disclosure of all material facts about the Proposed Transactions, the Company and its subsidiaries, and the Directors are not aware of any facts the omission of which would make any statement in this Circular misleading.

Where information in this Circular has been extracted from published or otherwise publicly available sources or obtained from a named source, the sole responsibility of the Directors has been to ensure that such information has been accurately and correctly extracted from those sources and/or reproduced in this Circular in its proper form and context.

14 DOCUMENTS AVAILABLE FOR INSPECTION

Subject to the prevailing regulations, orders, advisories and guidelines relating to safe distancing which may be implemented by the relevant authorities from time to time, the following documents are available for inspection at the registered office of the Company at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632, during normal business hours from the date of this Circular up to the date of the EGM:

(a) the Cooperation Agreement;

(b) the Valuation Report;

(c) the Translated Valuation Report;

(d) the consent letter of the Independent Valuer; and

(e) the consent letter of the Translator.

Yours faithfully

For and on behalf of the Board of Directors of
ASIAPHOS LIMITED

Mr. Goh Yeow Tin
Independent Non-Executive Chairman

中国资产评估协会

资产评估业务报告备案回执

报告编码：	1111020166202300305
合同编号：	中铭评合字[2023]第14003号
报告类型：	非法定评估业务资产评估报告
报告文号：	中铭评报字[2023]第14008号
报告名称：	四川绵竹华丰磷化工有限公司拟资产处置事宜涉及四川绵竹华丰磷化工有限公司黄磷生产线相关资产组
评估结论：	81,310,302.00元
评估机构名称：	中铭国际资产评估(北京)有限责任公司
签名人员：	张舫 （资产评估师） 会员编号：51080056 张家瑞 （资产评估师） 会员编号：51200136

（可扫描二维码查询备案业务信息）

说明：报告备案回执仅证明此报告已在业务报备管理系统进行了备案，不作为协会对该报告认证、认可的依据，也不作为资产评估机构及其签字资产评估专业人员免除相关法律责任的依据。

生成日期：2023年04月03日

本评估报告依据中国资产评估准则编制

四川绵竹华丰磷化工有限公司拟资产处置事宜涉及四川绵竹华丰磷化工有限公司黄磷生产线相关资产组

资产评估报告

中铭评报字[2023]第 14008 号

（共二册 第一册）

中铭国际资产评估（北京）有限责任公司

ZhongMing（Beijing）AssetsAppraisalInternationalCo.,Ltd

二 0 二三年三月十五日

总目录

第一册　四川绵竹华丰磷化工有限公司拟资产处置事宜涉及四川绵竹华丰磷化工有限公司黄磷生产线相关资产组•资产评估报告（含资产评估报告附件）

第二册　四川绵竹华丰磷化工有限公司拟资产处置事宜涉及的四川绵竹华丰磷化工有限公司黄磷生产线资产组•资产评估明细表

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声明

一、本资产评估报告依据财政部发布的资产评估基本准则和中国资产评估协会发布的资产评估执业准则和职业道德准则编制.

二、委托人或者其他资产评估报告使用人应当按照法律、行政法规规定及本资产评估报告载明的使用范围使用资产评估报告；委托人或者其他资产评估报告使用人违反前述规定使用资产评估报告的，本资产评估机构及资产评估师不承担责任.

三、本资产评估报告仅供委托人、资产评估委托合同中约定的其他资产评估报告使用人和法律、行政法规规定的资产评估报告使用人使用；除此之外，其他任何机构和个人不能成为资产评估报告的使用人.

四、本资产评估机构及资产评估师提示资产评估报告使用人应当正确理解评估结论，评估结论不等同于评估对象可实现价格，评估结论不应当被认为是对评估对象可实现价格的保证.

五、本资产评估机构及资产评估师遵守法律、行政法规和资产评估准则，坚持独立、客观和公正的原则，并对所出具的资产评估报告依法承担责任.

六、评估对象涉及的资产清单由委托人、产权持有人申报并经其采用签名、盖章或法律允许的其他方式确认；委托人和其他相关当事人依法对其提供资料的真实性、完整性、合法性负责.

七、本资产评估机构及资产评估师与资产评估报告中的评估对象没有现存或者预期的利益关系；与相关当事人没有现存或者预期的利益关系，对相关当事人不存在偏见.

八、资产评估师已经对资产评估报告中的评估对象及其所涉及资产进行现场调查；已经对评估对象及其所涉及资产的法律权属状况给予必要的关注，对评估对象及其所涉及资产的法律权属资料进行了查验，对已经发现的问题进行了如实披露，并且已提请委托人及其他相关当事人完善产权以满足出具资产评估报告的要求.

九、本资产评估机构出具的资产评估报告中的分析、判断和结果受资产评估报告中假设和限制条件的限制，资产评估报告使用人应当充分考虑资产评估报告中载明的假设、限制条件、特别事项说明及其对评估结论的影响.

十、我们在评估过程中没有考虑将来可能承担的抵押、担保事宜，以及特殊交易方式可能追加付出的价格对评估结论的影响，也未考虑国家宏观经济政策发生变化以及遇有自然力和其他不可抗力对评估结论的影响．我们对评估基准日后有关资产价值发生的变化不负责任．

十一、我们对在已实施的评估过程中不能获悉的评估对象和相关当事方可能存在的瑕疵事项对评估结论的影响，亦不承担责任．

四川绵竹华丰磷化工有限公司拟资产处置事宜涉及四川绵竹华丰磷化工有限公司黄磷生产线相关资产组

资产评估报告摘要

中铭评报字[2023]第 14008 号

四川绵竹华丰磷化工有限公司：

中铭国际资产评估（北京）有限责任公司接受四川绵竹华丰磷化工有限公司（以下简称"华丰公司"）的委托，按照法律、行政法规和资产评估准则的规定，坚持独立、客观和公正的原则，采用成本法，按照必要的评估程序，对四川绵竹华丰磷化工有限公司（以下简称"华丰公司"）黄磷生产线相关资产组在 2022 年 12 月 31 日的市场价值进行了评估．现将评估报告主要内容摘要如下：

一、经济行为：根据四川绵竹华丰磷化工有限公司 2023 年《办公会议纪要》显示，华丰公司拟将与黄磷生产线相关资产进行处置，因此委托本公司对相关资产进行评估．

二、评估目的：确定黄磷生产线相关资产组评估基准日的市场价值，为华丰公司资产处置事宜提供价值参考意见．

三、评估对象：为华丰公司黄磷生产线相关资产

四、评估范围：为华丰公司黄磷生产线相关资产；具体包括房屋建筑 15 项、构筑物 18 项、机器设备 40 项、电子设备 17 项、土地使用权 1 宗，账面原值合计 12,986.40 万元，账面净值合计 10,103.23 万元，减值准备 4,484.05 万元，账面价值合计 5,619.17 万元．

五、价值类型：市场价值

六、评估基准日：2022 年 12 月 31 日，一切取价标准均为评估基准日有效的价格标准。

七、评估方法：成本法。

八、评估结论：经实施评估程序后，于评估基准日委估资产在其剩余经济使用年限内按预计用途、使用方式、规模、频度、环境等情况于原地持续使用前提下的

评估结果如下：

资产账面价值为 5,619.17 万元，评估价值 8,131.03 万元（人民币大写：捌仟壹佰叁拾壹万零叁佰元整），评估价值较账面价值评估增值 2,511.86 万元，增值率为 44.7%，明细详见下表：

资产评估结果汇总表

产权持有人：华丰公司　　金额单位：人民币万元

项目		账面价值	评估价值	增减额	增值率
		A	B	C=B-A	D=C/A×100%
建（构）筑物	1	1,380.70	3,578.11	2,197.41	159.15%
机器设备	2	3,563.78	3,504.53	-59.25	-1.66%
电子设备	3	0.41	0.51	0.10	24.39%
土地使用权	4	674.28	1,047.88	373.60	55.41%
资产合计	5	5,619.17	8,131.03	2,511.86	44.70%

九、特别事项：评估报告使用者应关注下述特别事项对评估结论的影响。

以下事项并非本公司评估人员执业水平和能力所能评定和估算，但该事项确实可能影响评估结论，提请本评估报告使用者对此应特别关注：

（一）权属等资料不完整或者存在瑕疵的情形

评估基准日，纳入评估范围内的房屋建筑物共 15 项，其中 7 项已办理房产证，证载权利人均为四川绵竹华丰磷化工有限公司，8 项尚未办理尚未办理房屋产权登记具体明细如下：

序号	权属登记	建筑物名称	结构	修建日期	建筑面积（㎡）	备注
1	未登记	华丰一期锅炉房	简易	2016-1-31	50.00	未办证
2	未登记	停车棚	简易	2014-4-30	107.16	盘盈资产
3	未登记	包装物房	简易	2014-4-30	390.00	盘盈资产
4	未登记	深水井泵房	砖混	2014-4-30	39.99	盘盈资产
5	未登记	生活污水在线监控室	砖混	2014-4-30	6.00	盘盈资产
6	未登记	碳粉收集库	简易	2014-4-30	130.38	盘盈资产
7	未登记	破碎厂房监控室	砖混	2014-4-30	17.2	盘盈资产
8	未登记	生活污水处置装置房	砖混	2014-4-30	6.25	盘盈资产

评估基准日，纳入评估范围构筑物共18项，其中账外构筑物消防水池1项，为2023年度华丰公司申报新增账外资产，详见下表：

名称	结构	建成年月	建筑体积 (m3)	备注
消防水池	混凝土	2014/04	1500	盘盈资产

评估基准日，纳入评估范围内的机器设备经华丰公司工作人员与评估相关工作人员共同对华丰公司所属的机器设备进行了盘点，盘点结果显示部分机器设备存在盘盈、盘亏的现象，详细情况如下表：

设备名称	计量单位	数量	购置日期	账面价值（元）		状态
				原值	净值	
装载机（50E）	台	1	2005/4/30	235,000.00	-	无实物
装载机	台	1	2002/12/30	143,000.00	-	无实物
装载机	台	1	2003/8/30	162,605.68	-	无实物
装载机	台	1	2008/9/30	53,000.00	2,650.00	无实物
装载机（ZL50E-3）	台	1	2013/12/31	-	-	盘盈
装载机（ZL50E-3）	台	1	2012/12/31	-	-	盘盈
地磅	台	1	2014/4/30	-	-	盘盈
抓渣行车	台	1	2014/4/30	-	-	盘盈
电炉厂 4 楼行车	台	1	2014/4/30	-	-	盘盈
电炉厂 3 楼行车	台	1	2014/4/30	-	-	盘盈

注：其中抓渣行车、电炉厂 4 楼行车、电炉厂 3 楼行车为 2023 年度华丰公司申报新增盘盈资产。

纳入本项目评估范围内盘盈装载机（型号：ZL50E-3）2台基准日下对外出借使用中,使用方为绵竹市拓森再生资源回收有限公司。华丰公司承诺本项目委估资产权属均归其所有，产权无争议，并承诺若发生法律权属纠纷由其承担一切责任。

截止评估基准日，经华丰公司工作人员与评估相关工作人员共同对华丰公司土地利用状况进行核实，对该土地使用权的房屋建筑物进行盘点，盘点结果显示房屋 70 酸车间其外建房屋，建设方为自然人周治洪。经过与委托方及产权持有人确认，因该项厂房所有权不属于华丰公司资产，此次评估不纳入评估价值。

权证编号	所有权人名称	建筑物名称	土地证号	结构	修建日期	建筑面积（㎡）
无	无	70 酸车间	川（2017）绵竹市不动产权第 0002118 号	砖混/简易	2014/4/30	467.68

华丰公司承诺本项目除 70 酸车间外，纳入评估范围的委估资产权属均归其所有，

不存在产权纠纷和争议，并承诺若发生法律权属纠纷由其承担一切责任。

根据华丰公司的承诺，确定除上述事项外，纳入评估范围的其他资产不涉及权属等资料不完整或者存在瑕疵的情形。

（二）担保、租赁及其或有负债（或有资产）等事项的性质、金额及与评估对象的关系

华丰公司与渤海银行成都分行签订流动资金循环借款合同，其中不动产抵押合同（渤成分抵 2022 第 20 号）借款金额为不超过人民币壹仟玖佰万元整，时间为 2022 年 12 月至 2023 年 12 月。华丰公司与渤海银行成都分行不动产抵押合同，抵押物为：工业房地产，权证编号：川（2017）绵竹市不动产权第 0002118 号，其中土地使用权 1 项，面积 54862.7 平方米，房屋建筑物共 9 项，面积为 11902.16 平方米，评估价值为人民币 42,644,000.00 元；其中动产抵押合同借款金额不超过人民币壹仟玖佰万元整，时间为 2022 年 12 月至 2023 年 12 月。华丰公司与渤海银行成都分行动产抵押合同（渤成分抵 2022 第 21 号），抵押物为：机器设备 6 套（包括黄磷制磷工段电炉 A、电炉 B、破碎工段、配料工段、污水处理工段、变配电工段），评估价值为人民币 22,661,833.00 元，根据评估人员收集资料，本次委估的已办理房屋所有权证的房屋及土地使用权、全部设备均抵押渤海银行成都分行，本次未考虑抵押权对该资产组价值的影响。

根据华丰公司承诺，除上述事项外，纳入评估范围的资产不涉及其他担保、租赁及其或有负债（或有资产）等事项。

（三）重要的利用专家工作及相关报告情况

本项目产权持有人单位基准日下已停产歇业多年，企业财务提供的设备申报评估主要资产按黄磷生产工段进行划分，企业现留守管理人员或相关工程部人员无法提供与企业财务账列各工段资产组相匹配设备明细清单；基于上述情况，本项目评估人员参考四川华慧工程造价《华丰公司 2 万吨 / 年黄磷项目及三聚磷酸钠装置整体拆迁工程竣工结算》中有关信息资料，对各主要工段资产组设备构成明细进行了梳理并在企业人员协助下开展现场重点资产抽查盘点工作。因本次委估黄磷生产线相关主要设备多为非标定制，现行市场上难以获得相同或类似生产设备价格信息，考虑到定制设备主材为不锈钢制作，此次亦依托上述结算材料中载明的设备主材耗用费用明细，通过同花顺 iFinD 获取主材及不锈钢价格变动指数，对主要耗材按价格

指数进行调整后再综合其他必要成本确定设备重置价值.

(四) 重大期后事项

根据华丰公司承诺，自评估基准日至评估报告日，不存在影响评估前提和评估结论而需要对评估结论进行调整的重大事项.

(五) 评估程序受限情形、评估机构采取的弥补措施及对评估结论的影响情况

本项目，对于申报房构资产中涉及的部分未办证房屋、隐蔽工程建设情况及工程量，以产权持有人提供或评估人员收集到的有关工程原始建设、结算资料为基础，经评估人员、委托人、产权持有人一起现场勘查核实后予以确认；若后期交易处置过程中经发现资产工程量数据有误，则评估结果需对应做出调整.

本项目评估人员未能对申报范围内所有设备类资产进行全面深入的技术检测(尤其是专业设备资产)，仅通过现场勘查及询问产权持有人企业设备使用、管理及维护人员等途径对设备历史及现状情况进行了解和判断；评估假设基准日下申报设备资产均能满足正常生产经营使用，无重大机械故障，评估作价在此基础上进行，若客观事实不符，则评估结果无效.

(六) 评估基准日存在的法律、经济等未决事项

根据华丰公司承诺，纳入评估范围资产基准日不存在法律、经济等未决事项.

(七) 本次资产评估对应的经济行为中，可能对评估结论产生重大影响的瑕疵情形

根据华丰公司承诺，对应的经济行为中不存在对评估结论产生重大影响的瑕疵情形.

(八) 本报告所称"评估价值"系指我们对所评估资产在评估基准日之状况和外部经济环境前提下，为本报告书所列明的目的而提出的市场价值的参考意见，而不对其它用途负责.

(九) 评估报告中的评估结论是反映评估对象在本次评估目的下，根据公开市场原则确定的**不含增值税价值**，未考虑该等资产进行产权登记或权属变更过程中应承担的相关费用和税项，也未对资产评估增值额作任何纳税调整准备；评估结论不应当被认为是对评估对象可实现价格的保证.

（十）在评估基准日后，至2023年12月30日止的评估报告有效期以内，如果资产数量及作价标准发生变化，委托人在资产实际作价时应给予充分考虑并进行相应调整，而不能直接使用评估结论。

十、评估结论的使用有效期：根据《资产评估执业准则—资产评估报告》之规定"当评估基准日与经济行为实现日相距不超过一年时，才可以使用资产评估报告"；本评估结论的使用有效期为自评估基准日起一年，即从2022年12月31日起至2023年12月30日止。如果资产状况、市场状况与评估基准日相关状况相比发生重大变化，委托人应当委托评估机构执行评估更新业务或重新评估。

十一、资产评估报告日：本评估报告提出日期为2023年3月15日，为评估结论形成的日期。

以上内容摘自资产评估报告正文，欲了解本评估业务的详细情况和正确理解评估结论，应当阅读资产评估报告正文。

四川绵竹华丰磷化工有限公司拟资产处置事宜涉及四川绵竹华丰磷化工有限公司黄磷生产线相关资产组资产评估报告正文

中铭评报字[2023]第 14008 号

四川绵竹华丰磷化工有限公司：

中铭国际资产评估（北京）有限责任公司接受四川绵竹华丰磷化工有限公司（以下简称"华丰公司"）的委托，按照法律、行政法规和资产评估准则的规定，坚持独立、客观和公正的原则，采用成本法，按照必要的评估程序，对四川绵竹华丰磷化工有限公司（以下简称"华丰公司"）黄磷生产线相关资产组在 2022 年 12 月 31 日的市场价值进行了评估．现将资产评估情况报告如下：

一、委托人、产权持有人及其他资产评估报告使用人

本次资产评估项目的委托人与产权持有人为同一方，资产评估委托合同约定的其他资产评估报告使用者为资产受让方以及国家法律、法规规定的评估报告使用者．

（一）委托人

中文名称：四川绵竹华丰磷化工有限公司

英文名称：SichuanMianzhuNorwestPhosphateChemicalCo.,Ltd.

统一社会信用代码：91510600620870621J

公司类型：有限责任公司(外国法人独资)

法定住所：四川省绵竹市拱星镇

法定代表人：王显荣

注册资本：14000 万元人民币

经营期限：1996 年 12 月 24 日至 2046 年 12 月 23 日

经营范围：生产销售化工产品（磷矿石、六偏磷酸钠、三聚磷酸钠）；生产黄磷（安全生产许可证有效期至 2020 年 04 月 13 日），销售本公司产品；生产销售肥料（磷酸一铵、磷酸二铵、磷酸一氢钾、磷酸二氢钾）、焦磷酸钠、焦磷酸二氢二钠．（依法须经批准的项目，经相关部门批准后方可从事经营活动．）

1. 企业历史沿革

华丰公司成立于1996年12月24日，属中外合资公司，注册资金8000万元人民币，由新加坡西北化工股份有限公司出资4800万元（现汇资金）占60%，四川绵竹黄磷厂以全部资产折价3200万元，占40%，共同组建．2002年9月25日华丰公司外方成功处置中方40%的股权，现成为外商独资企业．公司于1996年12月10日，经外经贸川府德字（1996）00033号批准成立，1998年4月8日取得了《中华人民共和国外商投资企业批准证书》进出口企业代码为510062087062，企业类型：外资企业，经营年限：50年，投资总额：2亿人民币，经营范围：生产及销售磷化工系列产品．华丰公司是集磷矿开采，黄磷提炼，磷酸叁聚磷酸钠和六偏磷酸钠等磷酸盐生产为一体的专业厂家．截止至评估基准日，四川绵竹华丰磷化工有限公司现有股东出资额及持股情况如下表所示：

股东名称	出资金额	比例%
新加坡西北化工股份有限公司	14000万元人民币	100

2. 企业现状

华丰公司位于四川省绵竹市拱星镇祥柳村，因绵竹自然保护区内全面清理整顿探矿权、采矿权，修复矿区生态环境导致华丰公司生产所用磷矿关闭，进而致使公司停产歇业；截止本项目基准日下，委估资产已因企业停产歇业闲置多年，日常专人看护．

（二）资产评估委托合同约定的其他评估报告使用者

资产评估委托合同约定的其他资产评估报告使用者为资产受让方以及国家法律、法规规定的评估报告使用者．

（三）委托人与产权持有人之间的关系

本次资产评估项目的委托人为华丰公司，产权持有人为华丰公司，委托人与产权持有人为同一单位．

二、评估目的

确定黄磷生产线相关资产组评估基准日的市场价值，为华丰公司资产处置事宜提供价值参考意见；该经济行为经华丰公司会议纪要批准．

三、评估对象和评估范围

（一）评估对象和评估范围

评估对象为华丰公司黄磷生产线相关资产．

评估范围为华丰公司黄磷生产线相关资产；具体包括房屋建筑 15 项、构筑物 18 项、机器设备 40 项、电子设备 17 项、土地使用权 1 宗，账面原值合计 12,986.40 万元，账面净值合计 10,103.23 万元，减值准备 4,484.05 万元，账面价值合计 5,619.17 万元。

（二）委估资产概况

1. 房屋建（构）筑物资产

委托人申报的房屋建（构）筑物共 33 项，账面原值 37,331,119.41 元，账面净值 23,642,994.17 元，减值准备 9,835,951.99 元，账面净额 13,807,042.18 元。评估人员与企业管理人员根据申报表对实物资产进行逐项清理，申报房屋建（构）筑物共 33 项，其中账列资产 25 项，账外构筑物资产 1 项，盘盈房屋 7 项。

委估房屋建（构）筑物主要修建于 2014 年，主要包括生产用房、办公楼及辅助用房，以框架、混合结构为主，部分房屋为简易结构；委估房屋建（构）筑物集中位于华丰公司厂区内，截至评估基准日该公司已停产，厂区房屋建（构）筑物处于闲置状态。

2. 设备类资产

委托人申报的设备包括机器设备、电子设备，其中机器设备共 40 项（其中盘盈资产 6 项，盘亏资产 4 项），账面原值 83,823,361.79 元，账面净值 70,627,657.69 元，减值准备 34,997,100.46 元，账面净额 35,637,839.14 元；电子设备 17 项，账面原值 64,930.00 元，账面净值 11,587.38 元，减值准备 7,471.46 元，账面净额 4,115.92 元。

本次委估黄磷生产线相关生产、电子设备主要购建于 2013 至 2014 年间，由于绵竹自然保护区内全面清理整顿探矿权、采矿权，修复矿区生态环境导致华丰公司生产所用磷矿关闭，进而致使企业停产歇业，生产办公所用设备随之闲置，日常专人看护；经评估人员访谈企业设备管理人员了解，委估资产生产经营经营在用期间，均能满足正常使用，日常定期维检，无重大机械故障。

3. 土地使用权

纳入评估范围的国有土地使用权为 1 宗，面积为 54,862.70 平方米，土地位于绵竹拱星镇祥柳村 1 号，该宗地准用年限 50 年，出让终止日期为 2061 年 10 月 17 日，开发程度五通一平，账面原值 8,644,564.50 元，账面价值 6,742,760.11 元，产权持有人

单位以出让方式取得的工业用地．依据所收集的资料，评估人员发现该宗土地已经设置抵押他项权利，抵押权利人为渤海银行成都分行，其他情况如下表：

土地权证编号	土地位置	面积㎡	原始入账价值（元）	账面价值（元）
川（2017）绵竹市不动产权第0002118号	绵竹拱星镇祥柳村	54,862.70	8,644,564.50	6,742,760.11

四、价值类型及其定义

（一）价值类型

本次评估采用委估资产剩余经济使用年限内持续使用前提下的市场价值作为选定的价值类型．

（二）价值类型定义

市场价值是指自愿买方和自愿卖方在各自理性行事且未受任何强迫的情况下，评估对象在评估基准日进行正常公平交易的价值估计数额．

除非特别说明，本报告中的"市场价值"是指评估对象在中国（大陆）关税区内产权（资产）交易市场上所表现的市场价值．

（三）选择价值类型的理由

采用市场价值类型的理由是市场价值类型与其他价值类型相比，更能反映交易双方的公平性和合理性，使评估结果能满足本次评估目的之需要．

五、评估基准日

（一）根据资产评估委托合同之规定，本次评估的基准日为2022年12月31日。

（二）评估基准日的确定，是委托人及产权持有人根据以下具体情况协商择定的：

1.评估基准日与评估日期较接近，减少实物量的调整工作，增加市场价格的询价和资信调查的准确度、透明度；

2.本评估基准日最大程度地达成了与评估目的的实现日的接近，有利于保证评估结果有效地服务于评估目的．

（三）本次评估工作中所采用的价格标准均为评估基准日有效的价格标准．

所选定的评估基准日临近期间，国际和国内市场未发生重大波动，各类商品、生产资料和劳务价格基本稳定，人民币对外币的市场汇率在正常波动范围之内，因

而，评估基准日的选取不会使评估结果因各类市场价格时点的不同受到实质性的影响.

六、评估依据

（一）行为依据

1. 四川绵竹华丰磷化工有限公司 2023 年第 1 次总经理办公会会议纪要 ；

2. 华丰公司与本公司签订的《资产评估委托合同》；

（二）法律依据

1. 《中华人民共和国资产评估法》（2016 年 7 月 2 日中华人民共和国第十二届全国人民代表大会常务委员会第二十一次会议通过）；

2. 《中华人民共和国民法典》（2020 年 5 月 28 日第十三届全国人民代表大会第三次会议通过）；

3. 《中华人民共和国城乡规划法》（2007 年 10 月 28 日中华人民共和国第十届全国人民代表大会常务委员会第三十次会议通过）；

4. 《中华人民共和国城市房地产管理法》（2007 年 8 月 30 日第十届全国人民代表大会常务委员会第二十九次会议通过）；

5. 《中华人民共和国增值税暂行条例实施细则》（2016 年修订版）；

6. 《财政部国家税务总局关于全面推开营业税改征增值税试点的通知》（财税[2016]36 号）；

7. 《资产评估行业财政监督管理办法》（财政部令第 86 号，2017）；

8. 其他与资产评估相关的法律、法规等.

（三）准则依据

1. 《资产评估基本准则》（财资[2017]43 号）；

2. 《资产评估职业道德准则》（中评协[2017]30 号）；

3. 《资产评估执业准则—资产评估程序》（中评协〔2018〕36 号）；

4. 《资产评估执业准则—资产评估报告》（中评协〔2018〕35 号）；

5. 《资产评估执业准则—资产评估委托合同》（中评协[2017]33 号）；

6. 《资产评估执业准则—资产评估档案》（中评协〔2018〕37 号）；

7. 《资产评估执业准则—资产评估方法》（中评协〔2019〕35 号）

8. 《资产评估执业准则—无形资产》（中评协〔2017〕37 号）；

9. 《资产评估执业准则—不动产》（中评协[2017]38 号）；

10. 《资产评估执业准则—机器设备》（中评协〔2017〕39 号）；

11. 《企业国有资产评估报告指南》（中评协[2017]42 号）；

12. 《资产评估机构业务质量控制指南》（中评协[2017]46 号）；

13. 《资产评估价值类型指导意见》（中评协[2017]47 号）；

14. 《资产评估对象法律权属指导意见》（中评协[2017]48 号）；

15. 《房地产估价规范》（GBT50291-2015）；

16. 《城镇土地估价规程》（GB/T-18508-2014）.

（四）权属依据

1. 《中华人民共和国国有土地使用证》；

2. 《不动产权登记证》；

3. 其他权属证明文件等.

（五）取价依据

1. 华丰公司提供的有关协议、财务、工程造价结算等资料；

2. 2022 年 12 月 20 日上海全国银行间同业拆借中心发布的贷款市场报价利率；

3. 市场询价资料；

4. 国家宏观、行业统计分析资料；

5. 资产所在地现行的建筑工程、安装工程、装饰工程、市政工程消耗量定额等定额资料；

6. 资产所在地现行的材料预算价格资料、建筑工程概算指标；

7. 资产所在地现行的工程造价信息；

8. 国家有关部门公布的建设前期和其它费用标准；

9. 地方有关前期和其它费用收取标准；

10. 评估人员现场勘察记录及收集的其他相关估价信息资料.

（六）其他参考依据

1. 华丰公司提供的各类《资产清查评估申报明细表》；

2. 华丰公司相关人员访谈记录；

3. 委托人、产权持有人撰写的《关于进行资产评估有关事项的说明》；

4. 委托人及产权持有人承诺函；

5. 同花顺 iFinD 数据;

6. 产权持有人提供的其他有关资料.

七、评估方法

(一) 评估方法的选择

依据资产评估基本准则，确定资产价值的评估方法包括市场法、收益法和成本法三种基本方法及其衍生方法.

资产评估专业人员应当根据评估目的、评估对象、价值类型、资料收集等情况，分析上述三种基本方法的适用性，依法选择评估方法.

本次评估选用的评估方法为成本法．评估方法选择理由如下:

1. 收益法的基础是经济学的预期效用理论，即对投资者来讲，资产组的价值在于预期资产组未来所能够产生的收益．收益法虽然没有直接利用现实市场上的参照物来说明评估对象的现行公平市场价值，但它是从决定资产组现行公平市场价值的基本依据—资产组的预期获利能力、在用价值的角度评价资产组，能完整体现资产组的整体价值，其评估结论具有较好的可靠性和说服力．从收益法适用条件来看，由于产权持有单位处于停产停业阶段，资产组不具有独立获利能力，因此本次评估不适用收益法.

2. 市场法是以现实市场上的参照物来评价评估对象的现行公平市场价值，它具有评估角度和评估途径直接、评估过程直观、评估数据直接取材于市场、评估结果说服力强的特点．由于我国目前缺乏一个充分发展、活跃的资本市场，可比交易案例与评估对象的相似程度较难准确量化和修正，因此市场法评估结果的准确性较难准确考量，而且市场法基于基准日资本市场的时点影响进行估值而未考虑市场周期性波动的影响，因此本次评估市场法不适用.

3. 选取成本法评估的理由：成本法是即在持续使用的前提下，以重新建造或重新购置该项资产组的现行市值为基础确定重置成本，同时通过现场勘察和综合技术分析确定成新率，据以估测资产组价值的评估技术方法．经了解，待估资产组能在市场找到购置价，因此本次评估适用成本法.

因此，本次评估选用成本法进行评估.

(二) 评估方法的介绍

1、房屋建（构）筑物

基于本次评估之特定目的，结合各待评建（构）筑物的特点，本次评估按照房屋建（构）筑物不同用途、结构特点和使用性质，主要采用重置成本法进行评估（不含土地使用权价值）．即在持续使用的前提下，以重新建造该项资产的现行市值为基础确定重置成本，同时通过现场勘察和综合技术分析确定成新率，据此计算评估值．

对主要自建建（构）筑物的评估，是根据建筑工程资料和竣工结算资料按建（构）筑物工程量，以现行定额标准、建设规费、贷款利率计算出建（构）筑物的重置成本，并按建（构）筑物的使用年限和对建（构）筑物现场勘察的情况综合确定成新率，进而计算建（构）筑物评估净值．

建（构）筑物评估值＝重置价值×成新率

①重置全价

重置成本由建安造价、前期及其他费用、管理费用、资金成本组成．

A. 建安造价的确定

根据国家标准《建设工程工程量清单计价规范》(GB50500-2018)；四川省建设厅发布的2009年《四川省建设工程工程量清单计价定额》，四川省建设厅发布的2015年《四川省建设工程工程量清单计价定额》（川建造价发[2014]439号）；工程造价管理机构发布的人工、材料、机械台班等价格信息等；四川省建设工程造价管理总站《关于印发2015年〈四川省建设工程工程量清单计价定额〉人工费调整系数公式和〈2015年〈四川省建设工程工程量清单计价定额〉人工费调整幅度及计日工人工单价〉表格的通知》（川建价发[2014]33号）及2022年9月四川省《工程造价信息》，对有完整工程决(结)算资料的房屋建（构）筑物，根据其决(结)算工程量，按四川省现行相关工程定额的计价标准、工程所在地评估基准日工料机的市场价格，采用调整法测算其建安费用；对无工程决(结)算资料或无完整工程决(结)算资料的房屋建（构）筑物，根据其工程图纸、现场勘察所掌握的建筑、结构特征及实物工程量，结合四川省及行业现行相关工程定额的计价标准、工程所在地评估基准日工料机的市场价格、或评估人员收集掌握的该地区同类或类似建（构）筑物的现行造价适用指标，通过分析、测算和比较后，合理确定其建安费用．

B. 前期及其他费用的确定

前期费用包括建设项目管理费、可行性研究费、勘察设计费、施工图设计文件审查费、工程招标费、工程建设监理费等建设单位为建设工程而投人的除建筑造价外的其它费用，各项前期费用根据相关文件确定.

C. 资金成本的确定

对于工程造价较大的、建设期在三个月以上的项目计算资金成本，资金利率根据评估基准日近期上海全国银行间同业拆借中心发布的贷款市场报价利率（LPR）确定，前期及其他费用在工程开工前一次性投人，工程费用及管理费在建设工期内均匀投人计算，计算公式为:

资金成本=（建安工程造价/2+（前期费用+其他费用））×年利率×建设期

②综合成新率的确定

采用理论成新率和现场勘察成新率相结合的方法确定综合成新率，权重分别为40%和60%.

A. 理论成新率的确定

理论成新率=（经济耐用年限-已使用年限）/经济耐用年限×100%

=尚可使用年限/（尚可使用年限+已使用年限）×100%

B. 现场勘察成新率的确定

完损等级的测定，首先将影响建筑成新情况的主要因素分为三部分.其中包括:结构部分、装修部分、设备部分.通过建（构）筑物造价中上述部分各占比重，确定不同结构形成建筑各因素的标准分值，再根据现场勘察的实际状况，确定各部分评估完好分值，根据此分值确定完损等级.

C. 综合成新率的确定

综合成新率=理论成新率×40%+现场勘察成新率×60%

③评估值的确定

建筑物评估值=重置价值×综合成新率

2、机器设备

依据评估目的，本次设备类资产评估主要采用成本法，即在持续使用的前提下，以重新购置该项资产的现行市值为基础确定重置成本，同时通过现场勘察和综合技术分析确定成新率，据此计算评估值.成本法公式为:

评估价值=重置成本×成新率

①重置成本的确定

对于仍在现行市场流通的设备，直接按现行市场价确定设备的购置价格；对于已经淘汰、厂家不再生产、市场已不再流通的设备，则采用类似设备与委估设备比较，综合考虑设备的性能、技术参数、使用功能等方面的差异，分析确定购置价格。确定设备的购置价格后，根据设备的具体情况考虑相关的运杂费、安装调试费、设备基础费、其他必要合理的费用和资金成本，以确定设备的重置价值。

A. 不需要安装的机器设备

重置全价＝设备购置价（含税）-可抵扣增值税

B. 需要安装的机器设备

重置全价＝设备购置价（含税）+运杂费+基础费+安调费+前期费用＋资金成本-可抵扣增值税

其中：a、设备购置价的确定：通用设备主要是向设备生产厂家、销售单位询问设备现行市场价格信息，结合评估人员进行二手设备的市场调研和收集现价资料，综合确定设备的购置价格；对于非标设备，本次评估因为该类设备难以查询相同或类似的产品报价，考虑该生产线主要为不锈钢材质，此次拟通过查询同花顺 iFinD 钢材价格指数，对主要材料按照钢价格指数进行修正，在此基础上考虑制件费用等确定设备的现行购置价格。

b、运杂费的确定：国产设备运杂费指从生产厂到工地发生的采购、运输、保管、装卸以及其他有关费用，它等于设备原价与运杂费率的乘积。一般根据设备的重量、体积、运输距离及运输方式确定。

c、基础费的确定：根据设备的具体情况，无设备基础的不考虑该项费用；小设备的基础费用含在设备安装费中一并考虑；其他设备按照实际情况考虑基础费率。

d、安装及调试费的确定：根据设备的重量、体积、设备安装的繁简、安装时配套装置的多少、调试的复杂程度，参考《最新资产评估常用数据与参数手册》中的相关系数及工程造价结算、近期购入设备的安装及调试费数据，确定安装调试费。

根据《最新资产评估常用数据与参数手册》中有关机器设备安装调试费率的设定，本次评估根据委估设备实际状况我们取相应设备的安装调试费率，其他通用设备如动力设备、电气设备、起重运输设备等则参考《最新资产评估常用数据与参数手册》中的相关系数选取。

e、前期费用确定：根据资产具体情况考虑该项费用（包括设计费、工程监理等）.

f、资金成本的确定：资金成本为正常建设工期内工程占用资金的资金成本．资金成本费率为评估基准日近期正在执行的 LPR 贷款利率．按工程合理的建设工期，整个建设工期内资金均匀投入计算；对不需安装的及安装周期短的设备不考虑资金成本．

C. 难以询价的设备

在市场寻找类似或具有可比性的参照物、调整不同差异因素，确定重置价值．

D. 市场寻不到参照物的设备

对少数询不到报价的单台设备，在分析核实其账面原值构成的基础上，主要采取物价指数法调整得到重置价值．

②成新率的确定

本次委估机器设备，由于华丰公司停产歇业多年，维护保养较差，本次评估拟在年限法成新率基础上综合考虑确定其最终成新率．

对于本项目评估范围内部分电子设备，按照评估基准日的二手市场价格采用市场法进行评估．

3、土地使用权

根据《城镇土地估价规程》（以下简称《规程》），通行的土地使用权评估方法有市场比较法、收益还原法、剩余法、成本逼近法、基准地价系数修正法等．

可选估价方法	市场法	收益法	假设开发法	成本逼近法	基准地价修正法
估价方法定义	将估价对象与在估价时点近期交易的类似房地产进行比较和适当的修正或调整，以此估算估价对象的客观合理价格或价值	预计估价对象未来的正常净收益，选用适当的报酬率将其折现到估价时点后累加，以此估算估价对象的客观合理价格或价值	预计估价对象开发完成后的价值，扣除预计的正常开发成本、税费和利润等，以此估算估价对象的客观合理价格或价值	以开发土地所消耗的各项费用之和为依据，再加上一定的利润、利息、应缴纳的税金和土地增值收益来确定土地价值	在政府确定公布了基准地价的地区，由估价对象所处地段的基准地价调整得出估价对象宗地价格
是否选	选取	不选取	不选取	选取	不选取

取					
估计方法选择的理由	估价对象所处区域范围内近期市场上有类似土地出让交易案例，相关交易信息能够收集，满足市场法运用前提	估价对象为土地，且已建成房屋构筑物，共同服务于企业生产经营，土地独立收益难以准确划分，故不采用收益法	估价对象为已开发利用土地，不采用假设开发法	该宗地当地政府及相关部门公布有关征地补偿标准文件，土地的取得成本和开发成本费用可以确定，故选择成本逼近法进行评估	估价对象所属城市区域最新基准地价尚未发布，已有基准地价发布时点距离评估基准日较远，故不采用基准地价法

综上所述，我们在本报告中将采用市场法与成本逼近法进行土地评估。

八、评估程序实施过程和情况

本次评估程序主要分四个阶段进行，主要评估过程如下：

（一）接受委托

与委托人洽谈，明确评估业务基本事项，对自身专业胜任能力、独立性和业务风险进行综合分析和评价，签订资产评估委托合同；确定项目负责人，组成评估项目组，编制评估计划；指导产权持有人盘点资产、填报资产评估申报表，准备评估所需资料。

（二）现场调查及收集评估资料阶段

根据此次评估业务的具体情况，按照评估程序准则和其他相关规定的要求，评估人员通过询问、核对、勘查、检查、抽查等方式对评估对象涉及的资产进行了必要的清查核实，从各种可能的途径获取评估资料，核实评估范围，了解评估对象现状，关注评估对象法律权属。

（三）评定估算阶段

评估人员对收集的评估资料进行必要分析、归纳和整理，形成评定估算的依据；根据评估对象、价值类型、评估资料收集情况等相关条件，选择适用的评估方法，选取相应的公式和参数进行分析、计算和判断，形成初步评估结果。

根据各类资产的初步评估结果，编制相关评估说明，在核实确认相关评估说明具体资产项目评估结果准确无误，评估工作没有发生重复和遗漏情况的基础上，依据各资产评估说明进行资产评估汇总分析，确定最终评估结论，撰写资产评估报告。

（四）编制和提交资产评估报告阶段

根据相关法律、法规、资产评估准则和评估机构内部质量控制制度，对评估报告及评估程序执行情况进行必要的内部审核；与四川绵竹华丰磷化工有限公司或者委托人许可的相关当事方就评估报告有关内容进行必要沟通；按资产评估委托合同的要求向四川绵竹华丰磷化工有限公司提交正式资产评估报告。

九、评估假设

由于企业所处运营环境的变化以及不断变化着影响资产价值的种种因素，必须建立一些假设以便评估专业人员对资产进行价值判断，充分支持我们所得出的评估结论。本次评估是建立在以下前提和假设条件下的：

（一）一般假设

1. 交易假设

交易假设是假定所有待评估资产已经处在交易的过程中，评估专业人员根据待评估资产的交易条件等模拟市场进行估价。交易假设是资产评估得以进行的一个最基本的前提假设。

2. 公开市场假设

公开市场假设是假定在市场上交易的资产，或拟在市场上交易的资产，资产交易双方彼此地位平等，彼此都有获取足够市场信息的机会和时间，以便于对资产的功能、用途及其交易价格等作出理智的判断。公开市场假设以资产在市场上可以公开买卖为基础。

（二）特殊假设

1. 本次评估以本资产评估报告所列明的特定评估目的为基本假设前提；

2. 无重大变化假设：是假定国家现行的有关法律法规、国家宏观经济形势无重大变化，利率、汇率、赋税基准及税率、政策性征收费用等外部经济环境不会发生不可预见的重大变化；

3. 无不利影响假设：是假定无其他人力不可抗拒因素及不可预见因素对产权持有人的待估资产造成重大不利影响。

4. 资产持续使用假设：是假定被评估资产在其剩余经济使用年限内按基准日预计的用途和使用方式、规模、频度、环境等情况原地持续使用，并未考虑各项资产各自的最佳利用。

5. 数据真实假设：是假定评估人员所依据的交易数据等均真实可靠，产权持有人和委托人提供的相关基础资料和财务资料真实、准确、完整；

6. 无通胀影响假设：是假定以货币计量的经营业务或服务不存在通胀因素的影响。

当出现与前述假设条件不一致的事项发生时，本评估结果一般会失效。

十、评估结论

经实施评估程序后，于评估基准日委估资产在其剩余经济使用年限内按预计用途、使用方式、规模、频度、环境等情况于原地持续使用前提下的评估结果如下：

资产账面价值为 5,619.17 万元，评估价值 8,131.03 万元（人民币大写：捌仟壹佰叁拾壹万零叁百元整），评估价值较账面价值评估增值 2,511.86 万元，增值率为 44.7%，明细详见下表：

资产评估结果汇总表

产权持有人：华丰公司　　金额单位：人民币万元

项目		账面价值	评估价值	增减额	增值率
		A	B	C=B-A	D=C/A×100%
建（构）筑物	1	1,380.70	3,578.11	2,197.41	159.15%
机器设备	2	3,563.78	3,504.53	-59.25	-1.66%
电子设备	3	0.41	0.51	0.10	24.39%
土地使用权	4	674.28	1,047.88	373.60	55.41%
资产合计	5	**5,619.17**	**8,131.03**	**2,511.86**	**44.70%**

评估增减值原因分析：

本项目评估结论相较于账面价值 5,619.17 万元，评估增值 2,511.86 万元，增值率 44.70%，此次评估增减值原因如下：

1、固定资产增值主要为原因系企业财务审计计提减值准备导致；

2、无形资产土地使用权增值主要原因为土地使用权评估增值为企业取得土地使用权后，其作为不可再生资源，随着地区经济社会持续发展，市场价格较评估基准日上涨较为明显，且企业账面价值反映的是财务摊销后余额，综合导致评估增值；

3、机器设备购置年限较早部分设备更新淘汰较快导致评估减值；电子设备购置年限较早，更新淘汰较快，此次评估采用二手市场价进行设备评估导致评估减值。

十一、特别事项说明

以下事项并非本公司评估人员执业水平和能力所能评定和估算，但该事项确实可能影响评估结论，提请本评估报告使用者对此应特别关注：

（一）权属等资料不完整或者存在瑕疵的情形

评估基准日，纳入评估范围内的房屋建筑物共 15 项，其中 7 项已办理房产证，证载权利人均为四川绵竹华丰磷化工有限公司，8 项尚未办理尚未办理房屋产权登记具体明细如下：

序号	权属登记	建筑物名称	结构	修建日期	建筑面积（㎡）	备注
1	未登记	华丰一期锅炉房	简易	2016-1-31	50.00	未办证
2	未登记	停车棚	简易	2014-4-30	107.16	盘盈资产
3	未登记	包装物房	简易	2014-4-30	390.00	盘盈资产
4	未登记	深水井泵房	砖混	2014-4-30	39.99	盘盈资产
5	未登记	生活污水在线监控室	砖混	2014-4-30	6.00	盘盈资产
6	未登记	碳粉收集库	简易	2014-4-30	130.38	盘盈资产
7	未登记	破碎厂房监控室	砖混	2014-4-30	17.2	盘盈资产
8	未登记	生活污水处置装置房	砖混	2014-4-30	6.25	盘盈资产

评估基准日，纳入评估范围构筑物共18项，其中账外构筑物消防水池1项，为2023年度华丰公司申报新增账外资产，详见下表：

名称	结构	建成年月	建筑体积 (m3)	备注
消防水池	混凝土	2014/04	1500	盘盈资产

评估基准日，纳入评估范围内的机器设备经华丰公司工作人员与评估相关工作人员共同对华丰公司所属的机器设备进行了盘点，盘点结果显示部分机器设备存在盘盈、盘亏的现象，详细情况如下表：

设备名称	计量单位	数量	购置日期	账面价值（元）		状态
				原值	净值	
装载机（50E）	台	1	2005/4/30	235,000.00	-	无实物
装载机	台	1	2002/12/30	143,000.00	-	无实物
装载机	台	1	2003/8/30	162,605.68	-	无实物
装载机	台	1	2008/9/30	53,000.00	2,650.00	无实物
装载机（ZL50E-3）	台	1	2013/12/31	-	-	盘盈
装载机（ZL50E-3）	台	1	2012/12/31	-	-	盘盈
地磅	台	1	2014/4/30	-	-	盘盈
抓渣行车	台	1	2014/4/30	-	-	盘盈
电炉厂 4 楼行车	台	1	2014/4/30	-	-	盘盈
电炉厂 3 楼行车	台	1	2014/4/30	-	-	盘盈

注：其中抓渣行车、电炉厂 4 楼行车、电炉厂 3 楼行车为 2023 年度华丰公司申报新增盘盈资产.

纳入本项目评估范围内盘盈装载机（型号：ZL50E-3）2台基准日下对外出借使用中,使用方为绵竹市拓森再生资源回收有限公司．华丰公司承诺本项目委估资产权属均归其所有，产权无争议，并承诺若发生法律权属纠纷由其承担一切责任．

截止评估基准日，经华丰公司工作人员与评估相关工作人员共同对华丰公司土地利用状况进行核实，对该土地使用权的房屋建筑物进行盘点，盘点结果显示房屋 70 酸车间其外建房屋，建设方为自然人周治洪．经过与委托方及产权持有人确认，因该项厂房所有权不属于华丰公司资产，此次评估不纳入评估价值．

权证编号	所有权人名称	建筑物名称	土地证号	结构	修建日期	建筑面积（㎡）
无	无	70 酸车间	川（2017）绵竹市不动产权第 0002118 号	砖混/简易	2014/4/30	467.68

华丰公司承诺本项目除 70 酸车间外，纳入评估范围的委估资产权属均归其所有，不存在产权纠纷和争议，并承诺若发生法律权属纠纷由其承担一切责任．

根据华丰公司的承诺，确定除上述事项外，纳入评估范围的其他资产不涉及权属等资料不完整或者存在瑕疵的情形．

（二）担保、租赁及其或有负债（或有资产）等事项的性质、金额及与评估对象的关系

华丰公司与渤海银行成都分行签订流动资金循环借款合同，其中不动产抵押合

同（渤成分抵 2022 第 20 号）借款金额为不超过人民币壹仟玖佰万元整，时间为 2022 年 12 月至 2023 年 12 月。华丰公司与渤海银行成都分行不动产抵押合同，抵押物为：工业房地产，权证编号：川（2017）绵竹市不动产权第 0002118 号，其中土地使用权 1 项，面积 54862.7 平方米，房屋建筑物共 9 项，面积为 11902.16 平方米，评估价值为人民币 42,644,000.00 元；其中动产抵押合同借款金额不超过人民币壹仟玖佰万元整，时间为 2022 年 12 月至 2023 年 12 月。华丰公司与渤海银行成都分行动产抵押合同（渤成分抵 2022 第 21 号），抵押物为：机器设备 6 套（包括黄磷制磷工段电炉 A、电炉 B、破碎工段、配料工段、污水处理工段、变配电工段），评估价值为人民币 22,661,833.00 元，根据评估人员收集资料，本次委估的已办理房屋所有权证的房屋及土地使用权、全部设备均抵押渤海银行成都分行，本次未考虑抵押权对该资产组价值的影响。

根据华丰公司承诺，除上述事项外，纳入评估范围的资产不涉及其他担保、租赁及其或有负债（或有资产）等事项。

（三）重要的利用专家工作及相关报告情况

本项目产权持有人单位基准日下已停产歇业多年，企业财务提供的设备申报评估主要资产按黄磷生产工段进行划分，企业现留守管理人员或相关工程部人员无法提供与企业财务账列各工段资产组相匹配设备明细清单；基于上述情况，本项目评估人员参考四川华慧工程造价《华丰公司 2 万吨 / 年黄磷项目及三聚磷酸钠装置整体拆迁工程竣工结算》中有关信息资料，对各主要工段资产组设备构成明细进行了梳理并在企业人员协助下开展现场重点资产抽查盘点工作。因本次委估黄磷生产线相关主要设备多为非标定制，现行市场上难以获得相同或类似生产设备价格信息，考虑到定制设备主材为不锈钢制作，此次亦依托上述结算材料中载明的设备主材耗用费用明细，通过同花顺 iFinD 获取主材及不锈钢价格变动指数，对主要耗材按价格指数进行调整后再综合其他必要成本确定设备重置价值。

（四）重大期后事项

根据华丰公司承诺，自评估基准日至评估报告日，不存在影响评估前提和评估结论而需要对评估结论进行调整的重大事项。

（五）评估程序受限情形、评估机构采取的弥补措施及对评估结论的影响情况

本项目，对于申报房构资产中涉及的部分未办证房屋、隐蔽工程建设情况及工

程量，以产权持有人提供或评估人员收集到的有关工程原始建设、结算资料为基础，经评估人员、委托人、产权持有人一起现场勘查核实后予以确认；若后期交易处置过程中经发现资产工程量数据有误，则评估结果需对应做出调整。

本项目评估人员未能对申报范围内所有设备类资产进行全面深入的技术检测（尤其是专业设备资产），仅通过现场勘查及询问产权持有人企业设备使用、管理及维护人员等途径对设备历史及现状情况进行了解和判断；评估假设基准日下申报设备资产均能满足正常生产经营使用，无重大机械故障，评估作价在此基础上进行，若客观事实不符，则评估结果无效。

（六）评估基准日存在的法律、经济等未决事项

根据华丰公司承诺，纳入评估范围资产基准日不存在法律、经济等未决事项。

（七）本次资产评估对应的经济行为中，可能对评估结论产生重大影响的瑕疵情形

根据华丰公司承诺，对应的经济行为中不存在对评估结论产生重大影响的瑕疵情形。

（八）本报告所称"评估价值"系指我们对所评估资产在评估基准日之状况和外部经济环境前提下，为本报告书所列明的目的而提出的市场价值的参考意见，而不对其它用途负责。

（九）评估报告中的评估结论是反映评估对象在本次评估目的下，根据公开市场原则确定的**不含增值税价值**，未考虑该等资产进行产权登记或权属变更过程中应承担的相关费用和税项，也未对资产评估增值额作任何纳税调整准备；评估结论不应当被认为是对评估对象可实现价格的保证。

（十）在评估基准日后，至2023年12月30日止的评估报告有效期以内，如果资产数量及作价标准发生变化，委托人在资产实际作价时应给予充分考虑并进行相应调整，而不能直接使用评估结论。

十二、资产评估报告使用限制说明

（一）本评估报告只能由资产评估委托合同中载明的评估报告使用者使用，且只能用于资产评估委托合同中载明的评估目的和用途。

（二）委托人或者其他资产评估报告使用人未按照法律、行政法规规定和资产评估报告载明的使用范围使用资产评估报告的，资产评估机构及其资产评估师不承担责任。

（三）除委托人、资产评估委托合同中约定的其他资产评估报告使用人和法律、行政法规规定的资产评估报告使用人之外，其他任何机构和个人不能成为资产评估报告的使用人。

（四）资产评估报告使用人应当正确理解评估结论，评估结论不等同于评估对象可实现价格，评估结论不应当被认为是对评估对象可实现价格的保证。

（五）本资产评估报告的全部或者部分内容被摘抄、引用或者被披露于公开媒体，需评估机构审阅相关内容，未经评估机构审阅相关内容，评估报告的内容不得被摘抄、引用或披露于公开媒体，法律、法规规定以及相关当事方另有约定的除外。

（六）本资产评估报告经资产评估师签名、评估机构盖章后方可正式使用。

（七）本评估结论是在以2022年12月31日为评估基准日时，对华丰公司黄磷生产线有关资产市场价值的客观公允反映；发生评估基准日期后重大事项时，不能直接使用本评估结论。

（八）根据《资产评估执业准则—资产评估报告》之规定"当评估基准日与经济行为实现日相距不超过一年时，才可以使用资产评估报告"；本评估结论的使用有效期为自评估基准日起一年，即从2022年12月31日起至2023年12月30日止。如果资产状况、市场状况与评估基准日相关状况相比发生重大变化，委托人应当委托评估机构执行评估更新业务或重新评估。

十三、资产评估报告日

本评估报告正式提出日期为2023年3月15日，为评估结论形成的日期。

资产评估机构：中铭国际资产评估（北京）有限责任公司

资产评估师：

资产评估师：

资产评估报告附件

附件一：华丰公司会议纪要；

附件二：委托人及产权持有人《法人营业执照》复印件；

附件三：评估对象涉及的主要权属证明资料（复印件）；

附件四：委托人和相关当事方的承诺函原件；

附件五：《资产评估师的承诺函》原件；

附件六：评估机构《企业法人营业执照》复印件；

附件七：评估机构备案文件复印件；

附件八：签名资产评估专业人员资格证明文件复印件；

附件九：参加评估人员名单。

四川绵竹华丰磷化工有限公司
SICHUAN MIANZHU NORWEST PHOSPHATE CHEMICAL CO LTD

董事会决议
BOARD OF DIRECTORS' RESOLUTION

批准签订黄磷酸盐工厂资产的评估服务协议（编号 2023-002）
APPROVAL OF ENTER A VALUATON SERVICE AGREEMENT FOR YELLOW PHOSPHATE PLANT ASSETS (REF. 2023-002)

议决本公司与中明国际资产评估（北京）有限公司签订服务协议，对四川绵竹诺西磷化工有限公司相关黄磷生产线的处置进行评估，评估费用为人民币 35,000 元.
RESOLVED that the Company enter into a service agreement with Zhongming International Assets Appraisal (Beijing) Co., Ltd. to evaluate the disposal of relevant yellow phosphorus production line of Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd., valuation fee of RMB35,000.

本次评估依据法律、行政法规和资产评估准则的规定，按照必要的评估程序进行。
The valuation is conducted in accordance with the provisions of laws, administrative regulations and asset appraisal standards, and in accordance with the necessary appraisal procedures.

决定授权王显荣和王学柏签署上述协议。
RESOLVED that Dr Ong Hian Eng and Wang Xuebo be authorized to sign the above agreement.

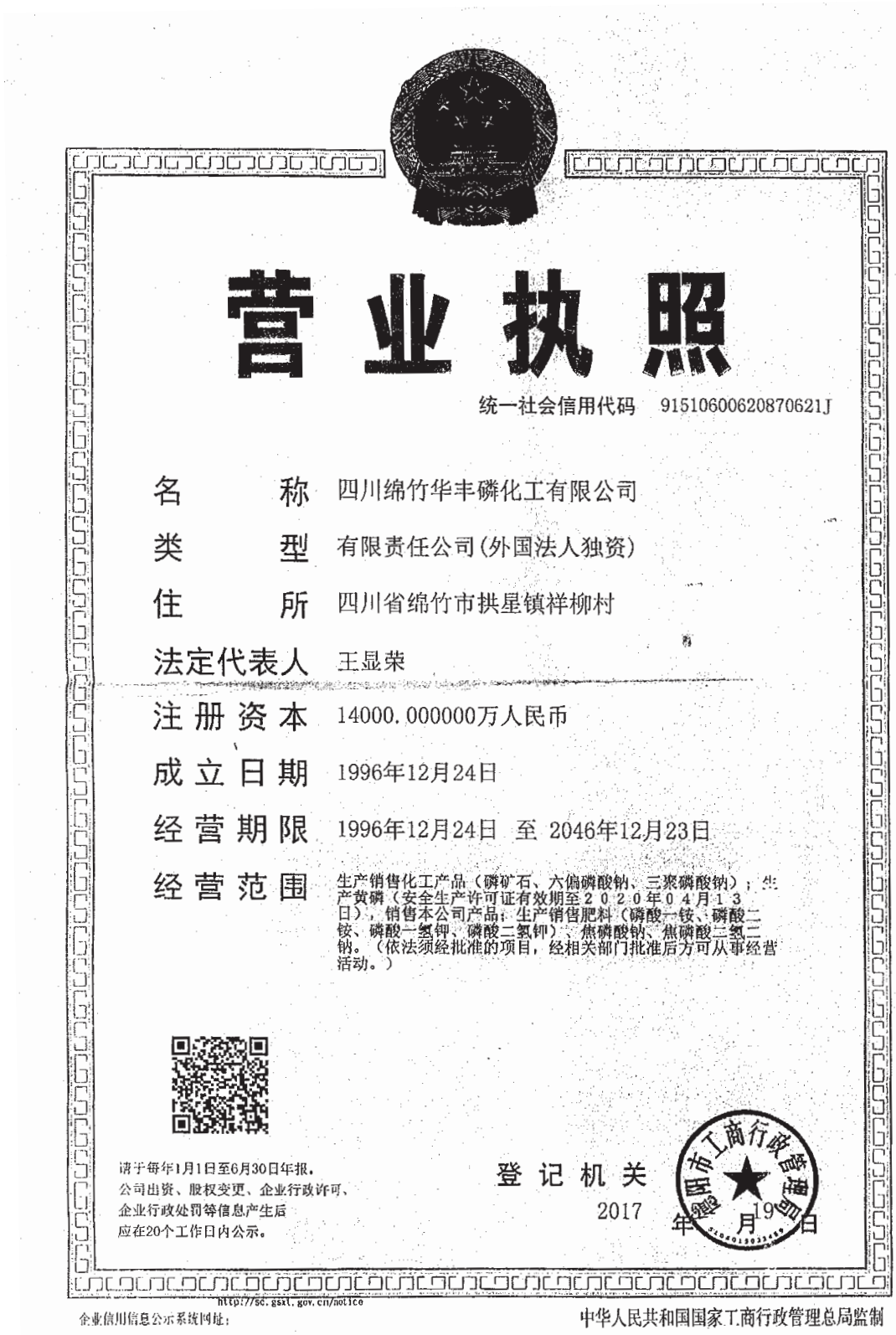
董事会
BOARD OF DIRECTORS

ONG HIAN ENG 王显荣

WANG XUEBO 王学柏

SIMON ONG ENG HOCK 王荣福

Date: 19th March 2023



营业执照

统一社会信用代码 91510600620870621J

名　　称　四川绵竹华丰磷化工有限公司

类　　型　有限责任公司(外国法人独资)

住　　所　四川省绵竹市拱星镇祥柳村

法定代表人　王显荣

注册资本　14000.000000万人民币

成立日期　1996年12月24日

经营期限　1996年12月24日 至 2046年12月23日

经营范围　生产销售化工产品（磷矿石、六偏磷酸钠、三聚磷酸钠）；生产黄磷（安全生产许可证有效期至２０２０年０４月１３日），销售本公司产品；生产销售肥料（磷酸一铵、磷酸二铵、磷酸一氢钾、磷酸二氢钾）、焦磷酸钠、焦磷酸二氢二钠。（依法须经批准的项目，经相关部门批准后方可从事经营活动。）

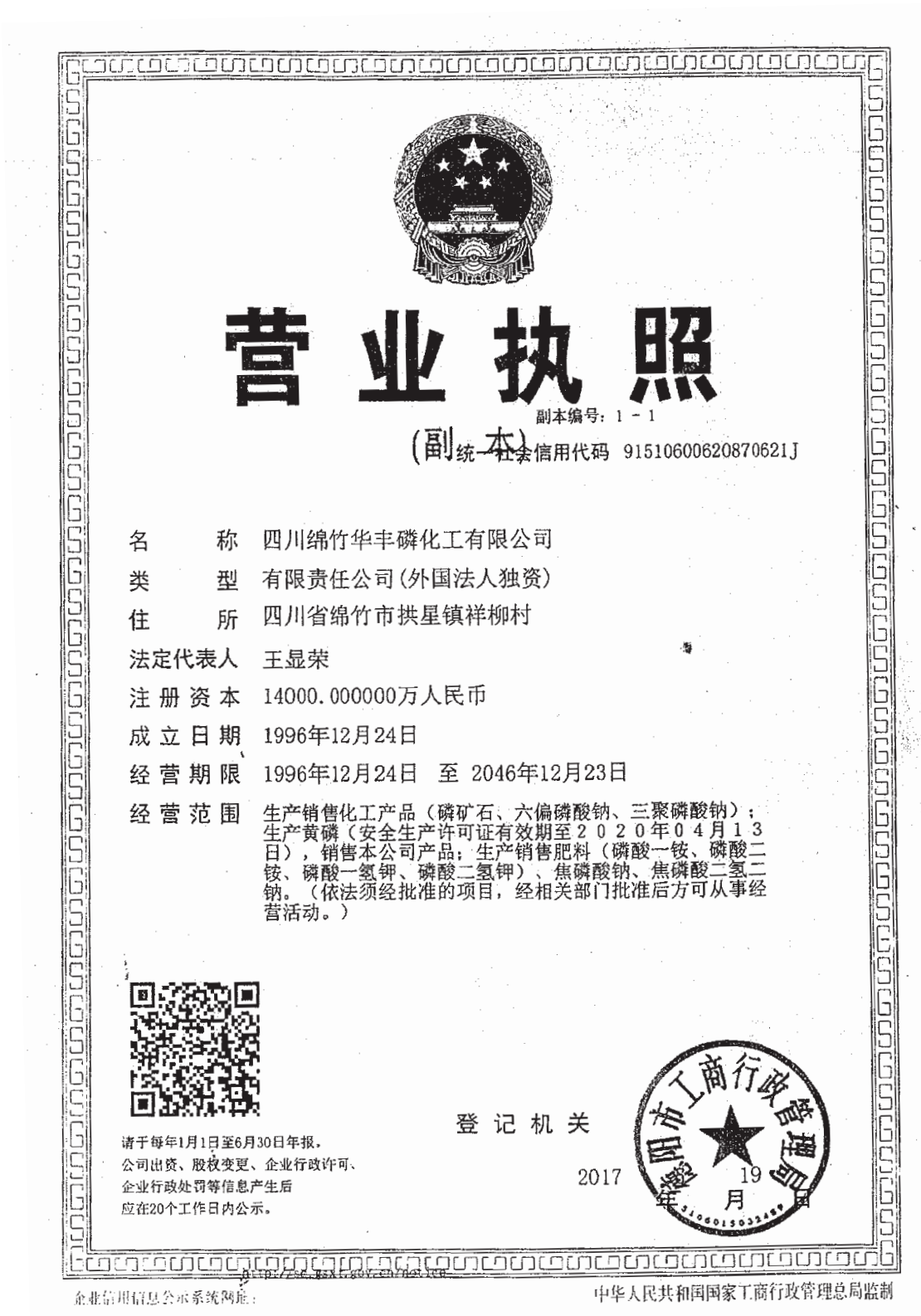
请于每年1月1日至6月30日年报。
公司出资、股权变更、企业行政许可、
企业行政处罚等信息产生后
应在20个工作日内公示。

登记机关　2017年[illegible]月19日

国家工商行政管理总局

企业信用信息公示系统网址：http://sc.gsxt.gov.cn/notice

中华人民共和国国家工商行政管理总局监制



营业执照

副本编号：1－1

（副本）统一社会信用代码 91510600620870621J

名　　称　四川绵竹华丰磷化工有限公司

类　　型　有限责任公司(外国法人独资)

住　　所　四川省绵竹市拱星镇祥柳村

法定代表人　王显荣

注册资本　14000.000000万人民币

成立日期　1996年12月24日

经营期限　1996年12月24日　至　2046年12月23日

经营范围　生产销售化工产品（磷矿石、六偏磷酸钠、三聚磷酸钠）；生产黄磷（安全生产许可证有效期至２０２０年０４月１３日），销售本公司产品；生产销售肥料（磷酸一铵、磷酸二铵、磷酸一氢钾、磷酸二氢钾）、焦磷酸钠、焦磷酸二氢二钠。（依法须经批准的项目，经相关部门批准后方可从事经营活动。）

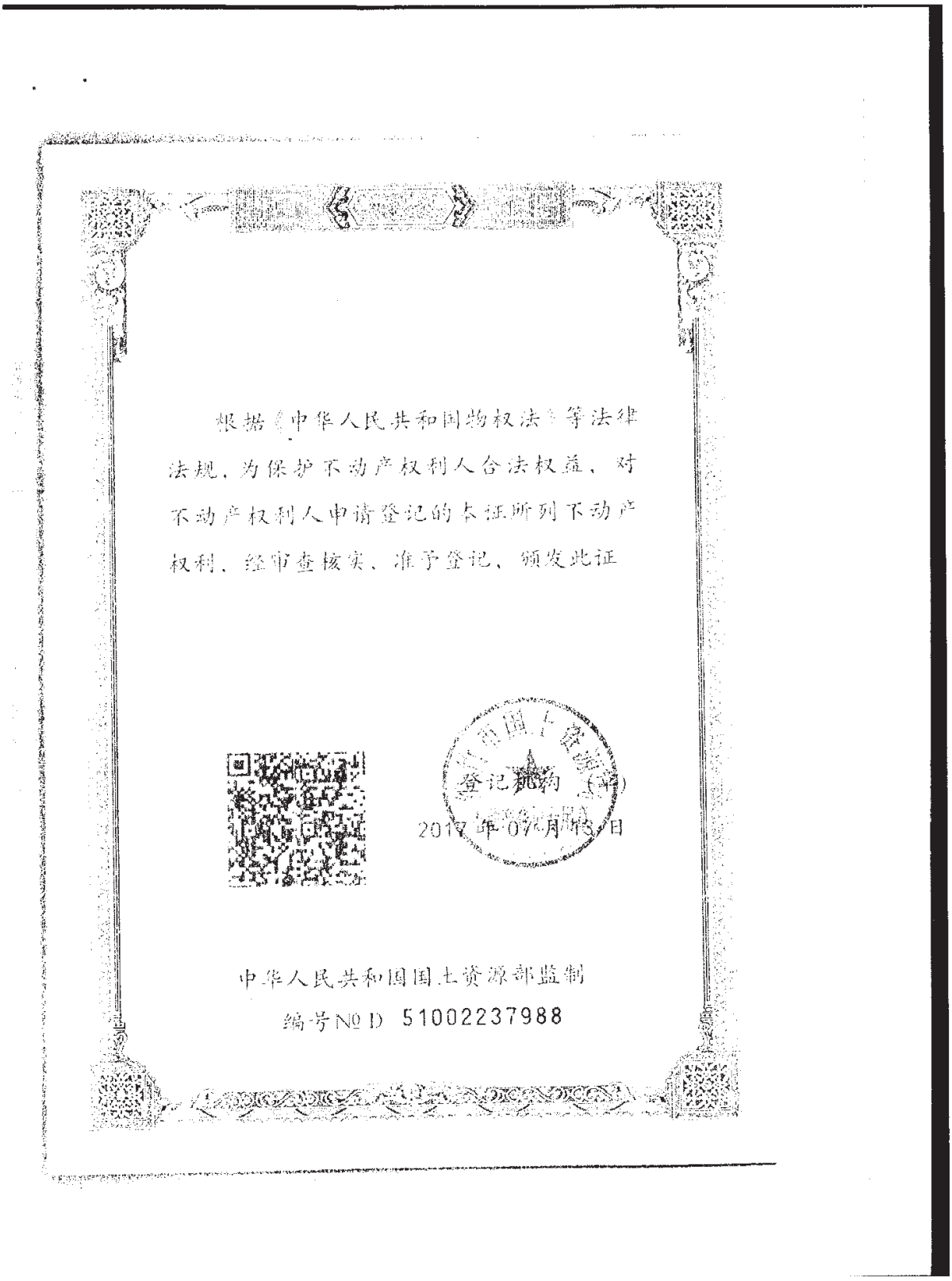
请于每年1月1日至6月30日年报。
公司出资、股权变更、企业行政许可、
企业行政处罚等信息产生后
应在20个工作日内公示。

登记机关　国家工商行政管理总局

2017年　9月　19日

企业信用信息公示系统网址：http://gsxt.saic.gov.cn/zjgs/

中华人民共和国国家工商行政管理总局监制



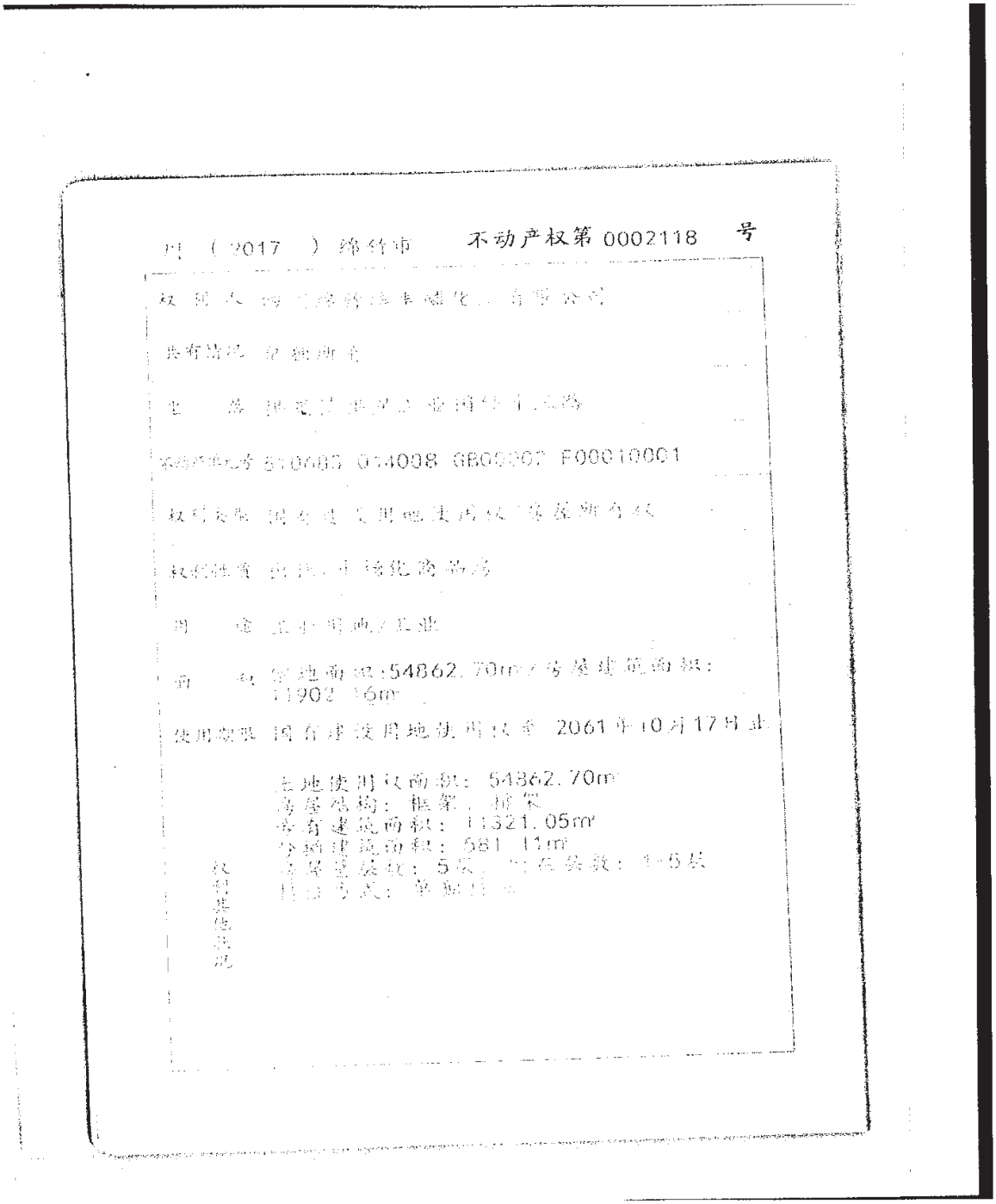
根据《中华人民共和国物权法》等法律法规，为保护不动产权利人合法权益，对不动产权利人申请登记的本证所列下动产权利，经审查核实，准予登记，颁发此证

登记机构（章）

2017年07月13日

中华人民共和国国土资源部监制

编号NO ID 51002237988



川（2017）绵竹市 不动产权第 0002118 号

权利人 [illegible]

共有情况 [illegible]

坐 落 [illegible]

[illegible] 510683 014038 GB00307 F00010001

权利性质 [illegible]

权利限制 [illegible]

用 途 [illegible]

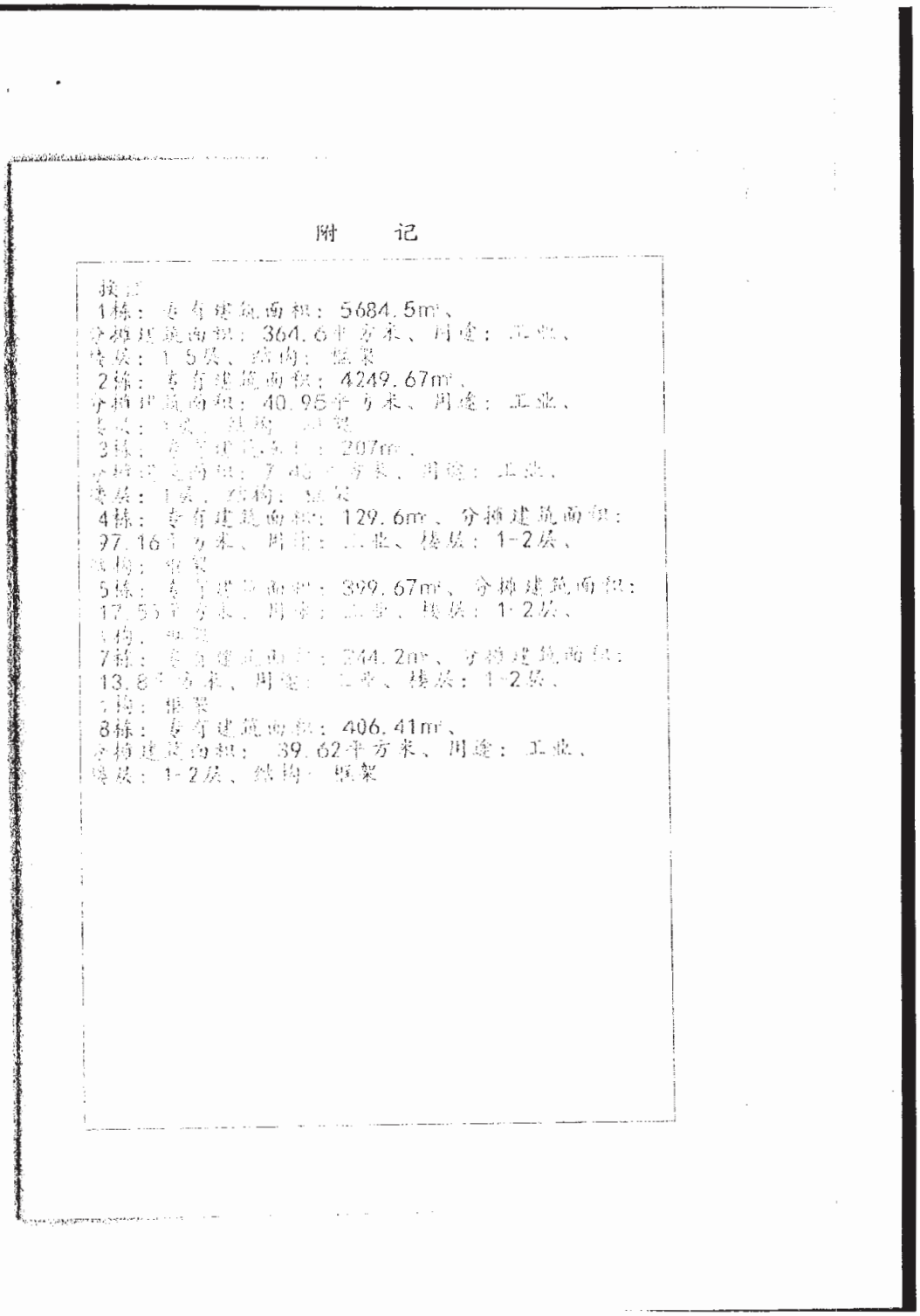
面 积 [illegible]

使用期限 [illegible]

土地使用权面积：54862.70m²
房屋结构：[illegible]
房屋总层数：5层
[illegible]

权利其他状况

附　　记

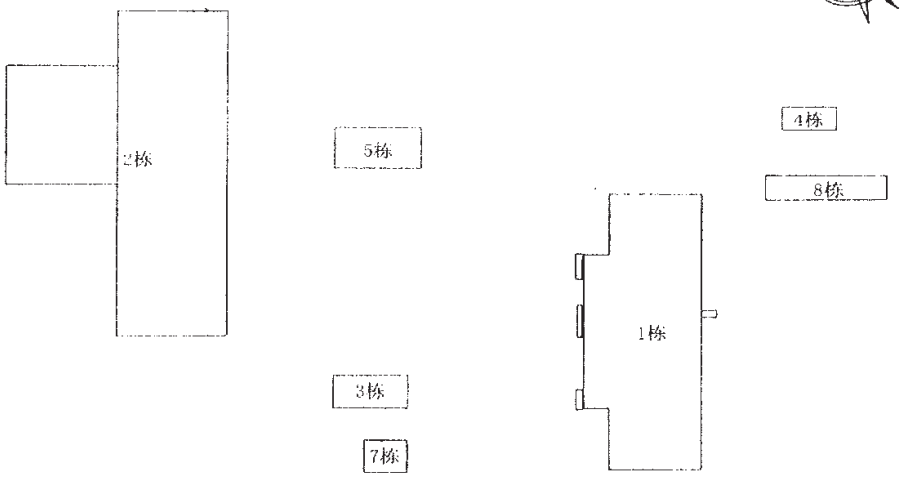


不动产登记专用章

房屋分户平面图

单位：m, m²

宗地代码	510683014008GB00002	结构	框架，排架	专有建筑面积	11321.05
幢号	F0001	总层数	5	分摊建筑面积	581.11
户号	0001	所在层次		建筑面积	11902.16
坐落	绵竹市拱星镇拱星工业园经十三路				

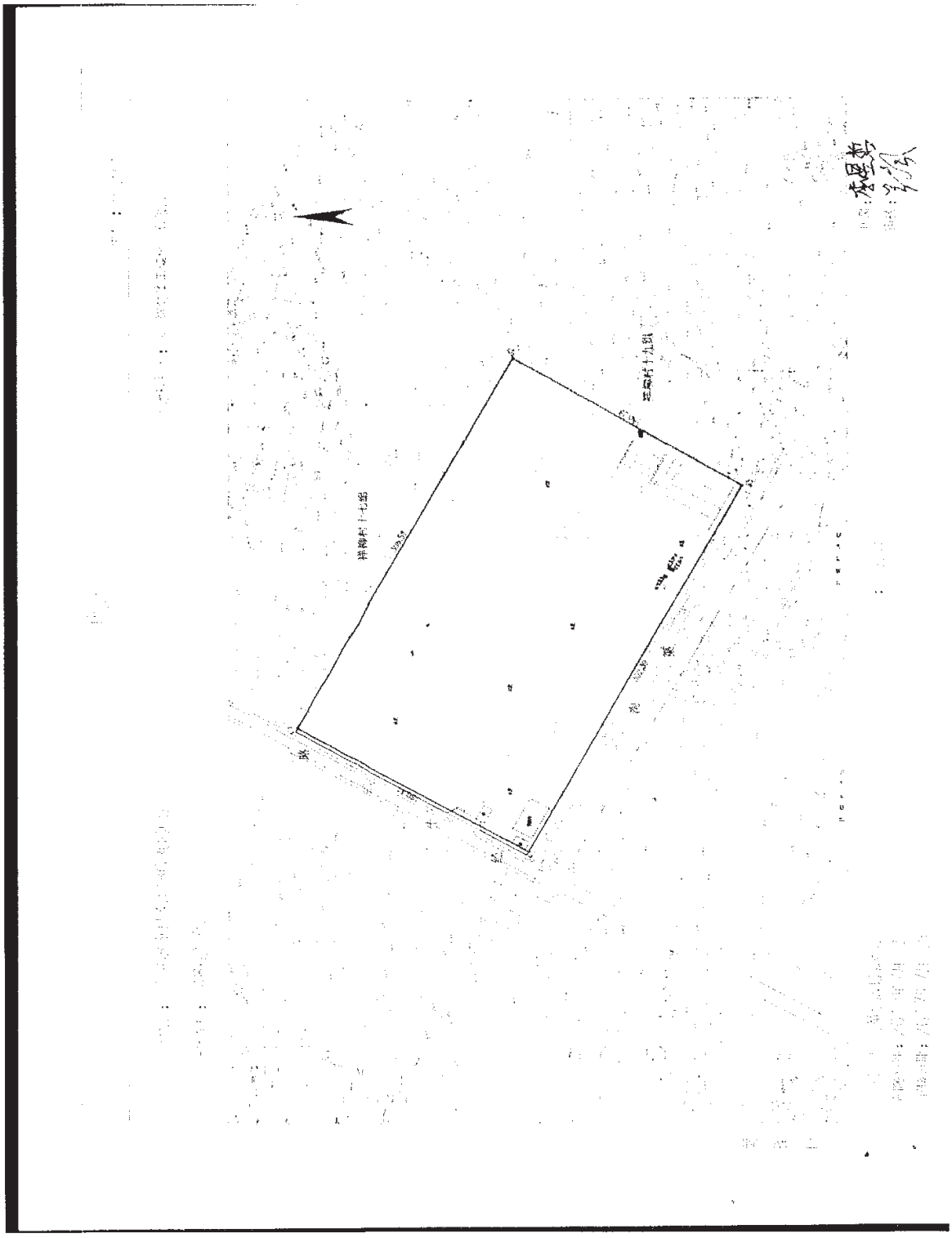


1栋　框架　1-5层　6049.10m²
2栋　排架　1-1层　4290.62m²
3栋　框架　1-1层　214.43m²
4栋　框架　1-1层　225.76m²
5栋　框架　1-2层　417.22m²
7栋　框架　1-2层　259.00m²
8栋　框架　1-2层　446.03m²

绵竹市宏图房地产测绘有限公司 测绘成果资料专用章(一)

1:

测绘单位：绵竹市宏图房地产测绘有限公司　　绘制日期：2017年04月18日



绵竹市人民政府（章）

产权持有方承诺函

中铭国际资产评估（北京）有限责任公司：

因四川绵竹华丰磷化工有限公司拟资产处置事宜涉及四川绵竹华丰磷化工有限公司黄磷生产线相关资产组项目，为确保资产评估机构客观、公正、合理地进行评估，我单位承诺如下，并承担相应的法律责任：

一、资产评估所对应的经济行为符合国家规定；

二、我单位所提供的财务会计及其它资料真实、准确、完整、合规，有关重大事项如实地充分揭示；

三、我单位所提供的企业生产经营管理资料客观、真实、完整、合理；

四、纳入资产评估范围的资产与经济行为涉及的资产范围一致，不重复，不遗漏；

五、纳入资产评估范围的资产权属明确，出具的资产权属证明文件合法、有效，不存在产权瑕疵；

六、纳入资产评估范围的资产在评估基准日至评估报告提交日期间无重大期后事项需披露；

七、不干预评估机构和评估人员独立、客观、公正地执业；

八、我单位所提供的资产评估情况公示资料真实、完整。

产权持有方：四川绵竹华丰磷化工有限公司

法定代表人：

二〇二三年　月　日

资产评估师承诺函

四川绵竹华丰磷化工有限公司：

受贵公司委托，我们对贵公司因资产处置事宜所涉及的四川绵竹华丰磷化工有限公司黄磷生产线相关资产的市场价值，以 2022 年 12 月 31 日为基准日进行了评估，形成了资产评估报告。在本报告中披露的假设条件成立的前提下，我们承诺如下：

一、具备相应的职业资格。

二、评估对象和评估范围与资产评估委托合同的约定一致。

三、对评估对象及其所涉及的资产进行了必要的核实。

四、根据资产评估准则选用了评估方法。

五、充分考虑了影响评估价值的因素。

六、评估结论合理。

七、评估工作未受到非法干预并独立进行。

资产评估师：

资产评估师：

二 0 二三年三月十五日



统一社会信用代码

911101026782066X7

营业执照

（副 本）

(4-1)

扫描二维码登录"国家企业信用信息公示系统"了解更多登记、备案、许可、监管信息

名　　称　中铭国际资产评估（北京）有限责任公司

类　　型　有限责任公司（自然人投资或控股）

法定代表人　刘建平

经营范围　从事各类单项资产评估、企业整体资产评估、市场所需的其他资产评估或者项目评估。（市场主体依法自主选择经营项目，开展经营活动；依法须经批准的项目，经相关部门批准后依批准的内容开展经营活动；不得从事国家和本市产业政策禁止和限制类项目的经营活动。）

注册资本　500万元

成立日期　2008年08月06日

营业期限　2008年08月06日至 长期

住　　所　北京市丰台区丽泽路20号院1号楼-4至45层101内15层2180C室

登记机关　北京市丰台区市场监督管理局　1101063044520

2021 年 08 月 02 日

国家企业信用信息公示系统网址：http://www.gsxt.gov.cn

市场主体应当于每年1月1日至6月30日通过国家企业信用信息公示系统报送公示年度报告。

国家市场监督管理总局监制

北 京 市 财 政 局

京财资评备〔2021〕0084号

变更备案公告

中铭国际资产评估（北京）有限责任公司变更事项备案及有关材料收悉。根据《中华人民共和国资产评估法》、《资产评估行业财政监督管理办法》的有关规定，予以备案。变更备案的相关信息如下：

一、中铭国际资产评估（北京）有限责任公司法定代表人由胡梅根变更为刘建平。

二、中铭国际资产评估（北京）有限责任公司股东由黄世新（资产评估师证书编号：11001606）、刘建平（资产评估师证书编号：11001615）、胡梅根（资产评估师证书编号：36000281）、张晓君、廖惠熙（资产评估师证书编号：11030085）、柳春（资产评估师证书编号：45030034）、施韵波（资产评估师证书编号：13000143）、王荣（资产评估师证书编号：22040069）、陈峰（资产评估师证书编号：36000272）、周霁（资产评估师证书编号：33001001）、柳秋莲（资产评估师证书编号：15060037）、胡利勇（资产评估

四川绵竹华丰磷化工有限公司拟资产处置事宜涉及

四川绵竹华丰磷化工有限公司黄磷生产线相关资产组

资产评估项目参加评估人员名单

张舫	资产评估师
张家瑞	资产评估师

四川绵竹华丰磷化工有限公司拟资产处置事宜涉及四川绵竹华丰磷化工有限公司黄磷生产线相关资产组

评估汇总表及评估明细表

中铭评报字[2023]第14008号

（共二册 第二册）

中铭国际资产评估（北京）有限责任公司

二〇二三年三月十五日

固定资产评估汇总表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

编号	科目名称	账面价值		评估价值		增值额		增值率%	
		原值	净值	原值	净值	原值	净值	原值	净值
	房屋建筑物类合计	37,331,119.41	23,642,994.17	51,013,090.00	35,781,100.00	13,681,970.59	12,138,105.83	36.65	51.34
4-6-1	房屋建筑物	23,879,470.07	15,108,937.13	33,758,890.00	24,994,810.00	9,879,419.93	9,885,872.87	41.37	65.43
4-6-2	构筑物及其他辅助设施	13,451,649.34	8,534,057.04	17,254,200.00	10,786,290.00	3,802,550.66	2,252,232.96	28.27	26.39
	设备类合计	83,888,291.79	70,646,526.98	123,298,150.00	35,050,402.00	39,409,858.21	-35,596,124.98	46.98	-50.39
4-6-3	机器设备	83,823,361.79	70,634,939.60	123,249,000.00	35,045,270.00	39,425,638.21	-35,589,669.60	47.03	-50.39
4-6-4	电子设备	64,930.00	11,587.38	49,150.00	5,132.00	-15,780.00	-6,455.38	-24.30	-55.71
固定资产净值合计		**121,219,411.20**	**94,289,521.15**	**174,311,240.00**	**70,831,502.00**	**53,091,828.80**	**-23,458,019.15**	**43.80**	**-24.88**
减：固定资产减值准备		-	**44,840,523.91**	-	-	-	-		-
固定资产净额合计		**121,219,411.20**	**49,448,997.24**	**174,311,240.00**	**70,831,502.00**	**53,091,828.80**	**21,382,504.76**	**43.80**	**43.24**

固定资产—房屋建筑物评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	权证编号	建筑物名称	坐落位置	结构	修建日期	计量单位	建筑面积体积	成本单价(元/m²)	账面价值		评估价值			增值率%	评估单价(元/m²)	备注
									原值	净值	原值	成新率%	净值			
1	川（2017）绵竹市不动产权第0002118号	电炉厂房	1栋	框架	2014-4-30	平方米	6,049.10	1955.65	11,829,903.86	7,479,009.99	16,393,060.00	75	12,294,800.00	64.39	2,710.00	包含基础
2	川（2017）绵竹市不动产权第0002118号	项目配电室	3栋	框架	2014-4-30	平方米	214.43	1368.69	293,487.99	185,809.14	416,210.00	74	308,000.00	65.76	1,941.00	
3	川（2017）绵竹市不动产权第0002118号	项目卫生间	4栋	框架	2014-4-30	平方米	226.76	1287.47	291,946.86	184,833.41	414,970.00	74	307,080.00	66.14	1,830.00	包含基础
4	川（2017）绵竹市不动产权第0002118号	GIS室	7栋	框架	2014-4-30	平方米	258.00	1791.73	462,266.83	292,663.41	658,420.00	74	487,230.00	66.48	2,552.00	
5	川（2017）绵竹市不动产权第0002118号	（锅炉库、焦炭库、[illegible]及破碎厂	2栋	框架	2014-4-30	平方米	4,290.62	2323.87	9,970,837.35	6,312,594.01	13,910,190.00	74	10,293,540.00	63.06	3,242.00	包含基础
6	川（2017）绵竹市不动产权第0002118号	项目综合楼	8栋	框架	2014-4-30	平方米	446.03	1152.09	513,865.03	326,141.96	714,990.00	80	571,990.00	75.38	1,603.00	
7	川（2017）绵竹市不动产权第0002118号	项目烘干厂房	5栋	框架	2014-4-30	平方米	417.22	1225.78	511,419.68	323,782.76	730,550.00	74	540,610.00	66.97	1,751.00	
8	无	华丰一期锅炉房	拱星镇拱星工业园经十三路	简易	2016-1-31	平方米	50.00	114.85	5,742.47	4,102.45	30,700.00	48	14,740.00	259.30	614.00	
9	无	停车棚	拱星镇拱星工业园经十三路	简易	2014-4-30	平方米	107.16				76,080.00	31	23,580.00		710.00	盘盈资产
10	无	包装物房	拱星镇拱星工业园经十三路	简易	2014-4-30	平方米	390.00				276,900.00	31	85,840.00		710.00	盘盈资产
11	无	深水井泵房	拱星镇拱星工业园经十三路	砖混	2014-4-30	平方米	39.99				35,990.00	72	25,910.00		900.00	盘盈资产
12	无	生活污水在线监控室	拱星镇拱星工业园经十三路	砖混	2014-4-30	平方米	6.00				5,400.00	72	3,890.00		900.00	盘盈资产
13	无	碳粉收集库	拱星镇拱星工业园经十三路	简易	2014-4-30	平方米	130.38				74,320.00	31	23,040.00		570.00	盘盈资产
14	无	破碎厂房监控室	拱星镇拱星工业园经十三路	砖混	2014-4-30	平方米	17.2				15,480.00	69	10,680.00		900.00	盘盈资产
15	无	生活污水处置装置房	拱星镇拱星工业园经十三路	砖混	2014-4-30	平方米	6.25				5,630.00	69	3,880.00		900.00	盘盈资产
	无	70酸车间	拱星镇拱星工业园经十三路	钢结构	2014-4-30	平方米	467.68									外建房屋不纳入
房屋建筑物净值合计							13,116.82		23,879,470.07	15,108,937.13	33,758,890.00		24,994,810.00	65.43		
减：房屋建筑物减值准备										6,279,165.07				-100.00		
房屋建筑物净额合计							13116.82		23,879,470.07	8,829,772.06	33,758,890.00		24,994,810.00	183.07		

固定资产—构筑物及其他辅助设施评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	名称	结构	建成年月	长度(m)	宽度(m)	高度(m)	计量单位	建筑面积体积 m2或m3	账面价值		评估价值			增值率%	备注
									原值	净值	原值	成新率%	净值		
1	高压基建配电工程（电缆沟工程）	砖混	2011-03	150.00			米	150.00	211,386.00	97,419.53	295,800.00	54.00	159,730.00	63.96	混凝土盖板
2	新厂区围墙	砖混	2010-12	600.00	0.30	2.00	米	600.00	500,000.00	224,328.44	730,100.00	54.00	394,250.00	75.75	含门卫室46.35㎡
3	拱星一期污水净化池(化粪池)	砖混	2012-01	4.00	3.00	3.00	立方米	35.00	30,100.00	15,097.54	40,000.00	56.00	22,400.00	48.37	
4	冲渣池	混凝土	2014-04	17.00	8.50	7.30	立方米	1,054.85	3,831,540.16	2,425,770.19	5,155,800.00	61.00	3,145,040.00	29.65	黄磷炉后方
5	项目污水处理站	框架	2014-04	32.70	7.50	2.00	立方米	410.00	518,869.44	328,498.99	692,600.00	61.00	422,490.00	28.61	
6	预沉定池、曝气池	混凝土	2014-04	43.75	36.00	4.00	立方米	6,300.00	2,602,139.80	1,789,055.99	2,054,500.00	73.00	1,499,790.00	-16.17	预存池及加盖系统
7	综合池	混凝土	2014-04	34.30	28.20	3.00	立方米	2,901.78	1,189,870.68	753,314.27	1,610,500.00	66.00	1,062,930.00	41.10	
8	事故处理水池	混凝土	2014-04				立方米	1,500.00	550,959.31	348,815.46	746,800.00	61.00	455,550.00	30.60	厕所旁
9	贮槽池	砖混	2014-04				立方米	380.00	581,249.25	367,992.12	787,700.00	61.00	480,500.00	30.57	黄磷储槽
10	计量槽（圆柱）直径3100，高度2000	钢制	2014-04		3.10	2.00	立方米	23.39	69,590.01	44,057.79	94,200.00	61.00	57,460.00	30.42	
11	污水收集池	砖混	2014-04	2.00	2.00	3.00	立方米	12.00	8,432.78	5,338.74	11,400.00	61.00	6,950.00	30.18	
12	贮槽池室外工程	混凝土	2014-04				平方米		131,138.35	83,858.38	133,500.00	61.00	81,440.00	-2.88	场平
13	原料库及制备阶段（配料楼）	框架	2014-04			15.40	平方米	1,104.00	2,940,667.70	1,861,753.70	3,934,700.00	61.00	2,400,170.00	28.92	四层 配料仓
14	抓渣行车棚	彩钢	2014-08	10.00	6.00		平方米	50.00	15,648.58	5,219.48	17,500.00	66.00	11,550.00	121.29	与锅炉房为同一连续
15	循环水池	混凝土	2016-01	15.00	10.00	2.00	立方米	300.00	175,930.29	116,146.79	159,100.00	69.00	109,780.00	-5.48	
16	一期泥磷水沟工程(100m)	混凝土	2016-01	100.00	0.30		平方米	100.00	91,015.69	65,022.34	101,500.00	69.00	70,040.00	7.72	
17	黄磷制备附属工程		2017-01						3,111.30	2,367.29					并入配料楼评估
18	消防水池	混凝土	2014-04	14.50	25.00	4.10	立方米	1500.00			688,500.00	59.00	406,220.00		新增账外构筑物
构筑物及其他辅助设施净值合计								16,841.02	13,451,649.34	8,534,057.04	17,254,200.00		10,786,290.00	26.39	
减：构筑物及其他辅助设施减值准备										3,556,786.92				-100.00	
构筑物及其他辅助设施净额合计								16,841.02	13,451,649.34	4,977,270.12	17,254,200.00		10,786,290.00	116.71	

固定资产—机器设备评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	生产厂家	计量单位	数量	购置日期	启用日期	账面价值		评估价值			增值率%	备注
								原值	净值	原值	成新率%	净值		
1	分汽缸	卧式	乐山锅炉厂	台	1.00	2013-11-30	2013-11-30	4,273.50	1,272.65	5,440.00	24	1,310.00	2.93	
2	单炉蒸汽锅炉	1T	乐山锅炉厂	台	1.00	2013-11-30	2013-11-30	85,470.09	25,452.99	95,220.00	24	22,853.00	-10.21	
3	单炉蒸汽锅炉	1T	乐山锅炉厂	台	1.00	2013-11-30	2013-11-30	85,470.09	25,452.99	95,220.00	24	22,853.00	-10.21	
4	单炉蒸汽锅炉	1T	乐山锅炉厂	台	1.00	2013-11-30	2013-11-30	85,470.08	25,452.98	95,220.00	24	22,853.00	-10.21	
5	单炉蒸汽锅炉	1T	乐山锅炉厂	台	1.00	2013-11-30	2013-11-30	85,470.08	25,452.98	95,220.00	24	22,853.00	-10.21	
6	黄磷制磷工段-电炉A炉	非标	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30	71,233,185.39	60,973,520.14	110,490,830.00		31,156,940.00		
	黄磷制磷工段-电炉B炉	非标	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30							
6.1	非标设备工程													包含于电炉A、B炉
6-1-1	黄磷贮槽制作	非标（不锈钢）	成都工业设备安装公司	台	2.00	2014-4-30	2014-4-30			21,873,720.00	28	6,124,640.00		
6-1-2	黄磷电炉制作	Φ11200×8100×16	成都工业设备安装公司	台	2.00	2014-4-30	2014-4-30			11,166,930.00	28	3,126,740.00		
6-1-3	碱洗塔制作	非标（碳钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			1,024,860.00	28	286,960.00		
6-1-4	水洗塔制作	碳钢φ1400	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			1,017,630.00	28	284,940.00		
6-1-5	出渣排气烟罩制作安装	非标	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			1,881,070.00	28	526,700.00		
6-1-6	含磷热水槽制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			1,710,820.00	28	479,030.00		
6-1-7	黄磷计量槽制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			1,525,130.00	28	427,040.00		
6-1-8	尾气总水封制作安装	非标（钢材）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			1,324,170.00	28	370,770.00		
6-1-9	沉降槽制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			11,931,890.00	28	3,340,930.00		
6-1-10	冷凝塔制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			11,766,740.00	28	3,294,690.00		
6-1-11	排气筒制作安装	非标（钢材）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			666,160.00	28	186,520.00		
6-1-12	U型水封制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			406,080.00	28	113,700.00		
6-1-13	水位高槽制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			1,027,340.00	28	287,660.00		
6-1-14	热水位高槽制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			1,018,990.00	28	285,320.00		
6-1-15	受磷槽制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			9,368,690.00	28	2,623,230.00		
6-1-16	精制槽制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			18,857,140.00	28	5,280,000.00		
6-1-17	泥磷贮槽制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			902,060.00	28	252,580.00		
6-1-18	料仓制作安装	非标（不锈钢）	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			6,478,170.00	28	1,813,890.00		
6-1-19	尾气水封制作安装	非标（碳钢）	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			318,960.00	28	89,310.00		
6-1-20	热水循环槽制作安装	非标（钢材）	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			365,150.00	28	102,240.00		
6-1-21	黄磷计量罐制作安装	非标（不锈钢）	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			1,248,280.00	28	349,520.00		
6-1-22	事故清水池制作安装	非标（钢材）	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			336,670.00	28	94,270.00		
6.2	管道工程	非标	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30							
	消防管道系统	非标	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			400,630.00	28	112,180.00		
	总平给水管道系统	非标	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			20,040.00	28	5,610.00		
	制磷工段管道系统	非标	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			691,980.00	28	193,750.00		
	外管及锅炉房管道系统	非标	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			415,440.00	28	116,320.00		
	泵房及污水处理管道系统	非标	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			156,930.00	28	43,940.00		
	二期管道系统	非标	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			431,610.00	28	120,850.00		
	管道探伤	非标	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30			55,190.00	28	15,450.00		

固定资产—机器设备评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	生产厂家	计量单位	数量	购置日期	启用日期	账面价值		评估价值			增值率%	备注
								原值	净值	原值	成新率%	净值		
6.3	管架													
	A、B、C、D管架	无缝钢管Φ219*6	成都工业设备安装公司	m	197.89	2014-4-30	2014-4-30			52,970.00	28	14,830.00		
	无缝钢管Φ108*4	无缝钢管Φ108*4	成都工业设备安装公司	m	1325.577	2014-4-30	2014-4-30			489,500.00	28	137,060.00		
	无缝钢管Φ159*4.5	无缝钢管Φ159*4.5	成都工业设备安装公司	m	718.425	2014-4-30	2014-4-30			267,690.00	28	74,950.00		
	压制弯头DN150	压制弯头DN150	成都工业设备安装公司	m	50.557	2014-4-30	2014-4-30			4,280.00	28	1,200.00		
6.4	4#、5#、6#栈桥													
	4#、5#、7#栈桥	钢制	成都工业设备安装公司	t	48.14	2014-4-30	2014-4-30			507,880.00	46	233,620.00		
	C型钢檩条	钢制	成都工业设备安装公司	t	4.41	2014-4-30	2014-4-30			25,280.00	46	11,630.00		
	檩托制作安装	钢制	成都工业设备安装公司	t	0.274	2014-4-30	2014-4-30			1,840.00	46	850.00		
	铺桥钢板	钢制	成都工业设备安装公司	t	10.71	2014-4-30	2014-4-30			54,160.00	46	24,910.00		
	钢梯	钢制	成都工业设备安装公司	t	7.63	2014-4-30	2014-4-30			41,010.00	46	18,860.00		
	钢栏杆	钢制	成都工业设备安装公司	t	0.22	2014-4-30	2014-4-30			2,440.00	46	1,120.00		
6.5	电气工程													
	配电房动力配电柜	09AA1	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA2	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA3	成都工业设备安装公司	台	2	2014-4-30	2014-4-30			2,410.00	46	1,110.00		
	配电房动力配电柜	09AA4	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA5	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA6	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA7	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA8	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA9	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA10	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA11	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA12	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房动力配电柜	09AA13	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房消防电源柜		成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配电房双电源切换柜		成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,010.00	46	460.00		
	配电房PLC柜		成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	污水站动力配电柜	06AA1	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	污水站动力配电柜	06AA1	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	污水站动力配电柜	06AA1	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	污水站动力配电柜	06AA1	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	污水站动力配电柜	06AA1	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	污水站动力配电柜	06AA1	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜 03AA101A	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜 03AA102A	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜 03AA103A	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		

固定资产—机器设备评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	生产厂家	计量单位	数量	购置日期	启用日期	账面价值		评估价值			增值率%	备注
								原值	净值	原值	成新率%	净值		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间动力配电柜	03AA101A	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	制磷车间电动双梁抓斗起重机动力配电柜		成都工业设备安装公司	台	1	2014-4-30	2014-4-30			530.00	46	240.00		
	制磷车间PLC柜	PLC	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	破碎厂房动力配电柜		成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	破碎厂房动力配电柜		成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	破碎厂房动力配电柜		成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	破碎厂房动力配电柜		成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	破碎厂房PLC柜	PLC	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,200.00	46	550.00		
	配料仓成套电控柜		成都工业设备安装公司	台	2	2014-4-30	2014-4-30			3,250.00	46	1,500.00		
	配料仓变频柜		成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,630.00	46	750.00		
	锅炉房成套电控柜		成都工业设备安装公司	台	1	2014-4-30	2014-4-30			1,630.00	46	750.00		
	锅炉房动力配电柜	10AP1	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			530.00	46	240.00		
	制磷车间污水泵动力配电柜	10AP1	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			530.00	46	240.00		
	制磷车间现场检修电源箱	800*600	成都工业设备安装公司	台	4	2014-4-30	2014-4-30			1,150.00	46	530.00		
	锅炉房现场检修电源箱	800*500	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			280.00	46	130.00		
	破碎厂房现场检修电源箱	800*500	成都工业设备安装公司	台	2	2014-4-30	2014-4-30			570.00	46	260.00		
	烘干厂房现场检修电源箱	800*500	成都工业设备安装公司	台	2	2014-4-30	2014-4-30			570.00	46	260.00		
	配料仓现场检修电源箱	800*500	成都工业设备安装公司	台	2	2014-4-30	2014-4-30			570.00	46	260.00		
	黄磷储存现场检修电源箱	800*500	成都工业设备安装公司	台	1	2014-4-30	2014-4-30			280.00	46	130.00		
	污水站现场检修电源箱	800*500	成都工业设备安装公司	台	2	2014-4-30	2014-4-30			570.00	46	260.00		
	制磷车间现场配电箱	300*200	成都工业设备安装公司	台	25	2014-4-30	2014-4-30			4,870.00	46	2,240.00		
	破碎厂房现场配电箱	300*200	成都工业设备安装公司	台	12	2014-4-30	2014-4-30			2,340.00	46	1,080.00		
	烘干厂房现场配电箱	300*200	成都工业设备安装公司	台	8	2014-4-30	2014-4-30			1,560.00	46	720.00		
	配料仓现场配电箱300*200	300*200	成都工业设备安装公司	台	8	2014-4-30	2014-4-30			1,560.00	46	720.00		
	黄磷储存配电箱	300*200	成都工业设备安装公司	台	12	2014-4-30	2014-4-30			2,340.00	46	1,080.00		
	污水处理站现场配电箱	300*200	成都工业设备安装公司	台	16	2014-4-30	2014-4-30			3,120.00	46	1,440.00		
	制磷车间油箱配电箱	800*500	成都工业设备安装公司	台	2	2014-4-30	2014-4-30			570.00	46	260.00		
	制磷车间行车电源箱	800*500	成都工业设备安装公司	台	2	2014-4-30	2014-4-30			570.00	46	260.00		
	配料仓干燥器降压启动控制箱	800*500	成都工业设备安装公司	台	2	2014-4-30	2014-4-30			570.00	46	260.00		
	电气明配管	SC20	成都工业设备安装公司	m	191.85	2014-4-30	2014-4-30			3,170.00	46	1,460.00		
	电气暗配管	SC20	成都工业设备安装公司	m	28	2014-4-30	2014-4-30			260.00	46	120.00		

固定资产—机器设备评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	生产厂家	计量单位	数量	购置日期	启用日期	账面价值		评估价值			增值率%	备注
								原值	净值	原值	成新率%	净值		
	电气明配管	SC20	成都工业设备安装公司	m	648	2014-4-30	2014-4-30			12,370.00	46	5,690.00		
	电气暗配管	SC20	成都工业设备安装公司	m	354	2014-4-30	2014-4-30			4,220.00	46	1,940.00		
	电气明配管	SC20	成都工业设备安装公司	m	101.5	2014-4-30	2014-4-30			2,080.00	46	960.00		
	电气暗配管	SC20	成都工业设备安装公司	m	176.8	2014-4-30	2014-4-30			2,270.00	46	1,040.00		
	电气明配管	SC20	成都工业设备安装公司	m	42.5	2014-4-30	2014-4-30			1,080.00	46	500.00		
	电气暗配管	SC20	成都工业设备安装公司	m	81.2	2014-4-30	2014-4-30			1,040.00	46	480.00		
	电气明配管	SC20	成都工业设备安装公司	m	204.1	2014-4-30	2014-4-30			5,680.00	46	2,610.00		
	电气暗配管	SC20	成都工业设备安装公司	m	233.15	2014-4-30	2014-4-30			5,020.00	46	2,310.00		
	电气明配管	SC100	成都工业设备安装公司	m	195.5	2014-4-30	2014-4-30			11,340.00	46	5,220.00		
	电气暗配管	SC100	成都工业设备安装公司	m	70.4	2014-4-30	2014-4-30			3,330.00	46	1,530.00		
	电气暗配管 塑料波纹软管	PVC100	成都工业设备安装公司	m	11	2014-4-30	2014-4-30			470.00	46	220.00		
	电气暗配管	PVC200	成都工业设备安装公司	m	114	2014-4-30	2014-4-30	71,233,185.39	60,973,520.14	2,530.00	46	1,160.00		
	包塑金属软管	Φ20	成都工业设备安装公司	m	20	2014-4-30	2014-4-30			1,290.00	46	590.00		
	包塑金属软管	Φ25	成都工业设备安装公司	m	40	2014-4-30	2014-4-30			2,800.00	46	1,290.00		
	包塑金属软管	Φ32	成都工业设备安装公司	m	30	2014-4-30	2014-4-30			2,470.00	46	1,140.00		
	包塑金属软管	Φ40	成都工业设备安装公司	m	15	2014-4-30	2014-4-30			1,470.00	46	680.00		
	包塑金属软管	Φ50	成都工业设备安装公司	m	14	2014-4-30	2014-4-30			1,570.00	46	720.00		
	包塑金属软管	Φ100	成都工业设备安装公司	m	5	2014-4-30	2014-4-30			1,440.00	46	660.00		
	玻璃钢槽式桥架	10*10	成都工业设备安装公司	m	1.64	2014-4-30	2014-4-30			80.00	46	40.00		
	玻璃钢槽式桥架	100*100	成都工业设备安装公司	m	1.3	2014-4-30	2014-4-30			30.00	46	10.00		
	玻璃钢槽式桥架	200*200	成都工业设备安装公司	m	47.5	2014-4-30	2014-4-30			1,690.00	46	780.00		
	玻璃钢槽式桥架	200*150	成都工业设备安装公司	m	54	2014-4-30	2014-4-30			1,920.00	46	880.00		
	玻璃钢槽式桥架	300*150	成都工业设备安装公司	m	22.6	2014-4-30	2014-4-30			1,210.00	46	560.00		
	玻璃钢槽式桥架	400*150	成都工业设备安装公司	m	48.9	2014-4-30	2014-4-30			2,630.00	46	1,210.00		
	玻璃钢槽式桥架	500*150	成都工业设备安装公司	m	115.11	2014-4-30	2014-4-30			10,080.00	46	4,640.00		
	玻璃钢槽式桥架	500*200	成都工业设备安装公司	m	7.54	2014-4-30	2014-4-30			660.00	46	300.00		
	玻璃钢槽式桥架	600*200	成都工业设备安装公司	m	43.3	2014-4-30	2014-4-30			3,780.00	46	1,740.00		
	玻璃钢槽式桥架	800*150	成都工业设备安装公司	m	18.96	2014-4-30	2014-4-30			1,880.00	46	860.00		
	电力电缆	YJV-0.6/1kV-4*2.5	成都工业设备安装公司	m	814.43	2014-4-30	2014-4-30			8,620.00	46	3,970.00		
	电力电缆	YJV-0.6/1kV-4*4	成都工业设备安装公司	m	36.67	2014-4-30	2014-4-30			1,670.00	46	770.00		
	电力电缆	YJV-0.6/1kV-4*6	成都工业设备安装公司	m	27.28	2014-4-30	2014-4-30			500.00	46	230.00		
	电力电缆	YJV-0.6/1kV-4*10	成都工业设备安装公司	m	486.72	2014-4-30	2014-4-30			6,090.00	46	2,800.00		
	电力电缆	YJV-0.6/1kV-4*16	成都工业设备安装公司	m	444.21	2014-4-30	2014-4-30			4,960.00	46	2,280.00		
	电力电缆	YJV-0.6/1kV-3*35+1*25	成都工业设备安装公司	m	46.4	2014-4-30	2014-4-30			1,460.00	46	670.00		
	电力电缆	YJV-0.6/1kV-3*50+1*25	成都工业设备安装公司	m	463.1	2014-4-30	2014-4-30			9,120.00	46	4,200.00		
	电力电缆	YJV-0.6/1kV-3*95+1*50	成都工业设备安装公司	m	468.1	2014-4-30	2014-4-30			10,740.00	46	4,940.00		
	电力电缆	YJV-0.6/1kV-5*16	成都工业设备安装公司	m	26.72	2014-4-30	2014-4-30			980.00	46	450.00		
	电力电缆	YJV-0.6/1kV-3*35+2*25	成都工业设备安装公司	m	3.4	2014-4-30	2014-4-30			390.00	46	180.00		
	电力电缆	YJV-0.6/1kV-4*35+1*25	成都工业设备安装公司	m	9.05	2014-4-30	2014-4-30			440.00	46	200.00		

固定资产—机器设备评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	生产厂家	计量单位	数量	购置日期	启用日期	账面价值		评估价值			增值率%	备注
								原值	净值	原值	成新率%	净值		
	电力电缆	YJV-0.6/1kV-3*70+2*35	成都工业设备安装公司	m	47.85	2014-4-30	2014-4-30			1,550.00	46	710.00		
	电力电缆	YJV-0.6/1kV-	成都工业设备安装公司	m	41.32	2014-4-30	2014-4-30			1,410.00	46	650.00		
	电力电缆	YJV-0.6/1kV-	成都工业设备安装公司	m	125.72	2014-4-30	2014-4-30			6,360.00	46	2,930.00		
	电力电缆	ZR-YJV-0.6/1kV-4*2.5	成都工业设备安装公司	m	788.44	2014-4-30	2014-4-30			7,870.00	46	3,620.00		
	电力电缆	ZR-YJV-0.6/1kV-4*4	成都工业设备安装公司	m	221.44	2014-4-30	2014-4-30			2,450.00	46	1,130.00		
	电力电缆	ZR-YJV-	成都工业设备安装公司	m	298.41	2014-4-30	2014-4-30			3,110.00	46	1,430.00		
	电力电缆	ZR-YJV-0.6/1kV-4*10	成都工业设备安装公司	m	64.1	2014-4-30	2014-4-30			830.00	46	380.00		
	电力电缆	ZR-YJV-0.6/1kV-4*16	成都工业设备安装公司	m	20.4	2014-4-30	2014-4-30			530.00	46	240.00		
	电力电缆	ZR-YJV-0.6/1kV-3*35+1*25	成都工业设备安装公司	m	244.02	2014-4-30	2014-4-30			3,690.00	46	1,700.00		
	电力电缆	ZR-YJV-0.6/1kV-3*50+1*25	成都工业设备安装公司	m	499.22	2014-4-30	2014-4-30			15,300.00	46	7,040.00		
	电力电缆	ZR-YJV-0.6/1kV-3*120+1*70	成都工业设备安装公司	m	74.4	2014-4-30	2014-4-30			3,250.00	46	1,500.00		
	电力电缆	ZR-YJV-0.6/1kV-5*2.5	成都工业设备安装公司	m	72.23	2014-4-30	2014-4-30			1,360.00	46	630.00		
	电力电缆	ZR-YJV-0.6/1kV-5*4	成都工业设备安装公司	m	29.4	2014-4-30	2014-4-30			560.00	46	260.00		
	电力电缆	ZR-YJV-0.6/1kV-5*6	成都工业设备安装公司	m	130.8	2014-4-30	2014-4-30			2,900.00	46	1,330.00		
	电力电缆	ZR-YJV-0.6/1kV-5*16	成都工业设备安装公司	m	115	2014-4-30	2014-4-30			2,670.00	46	1,230.00		
	电力电缆	ZR-YJV-0.6/1kV-3*35+2*16	成都工业设备安装公司	m	115.48	2014-4-30	2014-4-30			2,680.00	46	1,230.00		
	电力电缆	ZR-YJV-0.6/1kV-3*35+2*25	成都工业设备安装公司	m	142.4	2014-4-30	2014-4-30			3,670.00	46	1,690.00		
	电力电缆	ZR-YJV-0.6/1kV-3*70+2*35	成都工业设备安装公司	m	52.8	2014-4-30	2014-4-30			2,170.00	46	1,000.00		
	电力电缆	ZR-YJV-0.6/1kV-3*120+2*70	成都工业设备安装公司	m	41.16	2014-4-30	2014-4-30			1,920.00	46	880.00		
	电力电缆	ZR-YJV-	成都工业设备安装公司	m	548.8	2014-4-30	2014-4-30			20,070.00	46	9,230.00		
	电力电缆	ZR-YJV-0.6/1kV-3*185+2*120	成都工业设备安装公司	m	116.32	2014-4-30	2014-4-30			5,370.00	46	2,470.00		
	电力电缆	ZR-YC-0.6/1kV-5*6	成都工业设备安装公司	m	62.14	2014-4-30	2014-4-30			870.00	46	400.00		
	电力电缆	ZR-YC-	成都工业设备安装公司	m	88.95	2014-4-30	2014-4-30			1,860.00	46	860.00		
	电力电缆	ZR-YC-0.6/1kV-4*2.5	成都工业设备安装公司	m	120	2014-4-30	2014-4-30			4,630.00	46	2,130.00		
	铝芯电力	电缆 YJLV-0.6/1kV-4*10	成都工业设备安装公司	m	221.18	2014-4-30	2014-4-30			1,720.00	46	790.00		
	控制电缆	KVV-0.5-7*1.5	成都工业设备安装公司	m	1034.5	2014-4-30	2014-4-30			9,080.00	46	4,180.00		
	控制电缆	KVV-0.5-10*1.5	成都工业设备安装公司	m	868.34	2014-4-30	2014-4-30			6,830.00	46	3,140.00		
	控制电缆	KVV-0.5-14*1.5	成都工业设备安装公司	m	442.45	2014-4-30	2014-4-30			3,470.00	46	1,600.00		
	控制电缆	ZR-KVV-0.5-4*1.5	成都工业设备安装公司	m	215.55	2014-4-30	2014-4-30			2,160.00	46	990.00		
	控制电缆	ZR-KVV-0.5-7*1.5	成都工业设备安装公司	m	69.45	2014-4-30	2014-4-30			750.00	46	350.00		
	控制电缆	ZR-KVV-0.5-10*1.5	成都工业设备安装公司	m	1321.65	2014-4-30	2014-4-30			10,070.00	46	4,630.00		
	控制电缆	ZR-KVV-0.5-14*1.5	成都工业设备安装公司	m	868.2	2014-4-30	2014-4-30			12,760.00	46	5,870.00		
	控制电缆	ZR-KVVP-0.5-4*1.5	成都工业设备安装公司	m	41	2014-4-30	2014-4-30			1,010.00	46	460.00		
	控制电缆	ZR-KVVP-0.5-14*1.5	成都工业设备安装公司	m	78.65	2014-4-30	2014-4-30			1,080.00	46	500.00		
	电线敷设RVV8*1.5	RVV8*1.5	成都工业设备安装公司	个	23	2014-4-30	2014-4-30			40.00	46	20.00		
	限位开关		成都工业设备安装公司	个	4	2014-4-30	2014-4-30			350.00	46	160.00		
	配电柜基础支架		成都工业设备安装公司	个	240	2014-4-30	2014-4-30			4,100.00	46	1,890.00		
	桥架支架		成都工业设备安装公司	个	2078	2014-4-30	2014-4-30			46,500.00	46	21,390.00		
	配电房母线安装		成都工业设备安装公司	m	159.5	2014-4-30	2014-4-30			9,640.00	46	4,430.00		

固定资产—机器设备评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	生产厂家	计量单位	数量	购置日期	启用日期	账面价值		评估价值			增值率%	备注
								原值	净值	原值	成新率%	净值		
	送配电装置系统		成都工业设备安装公司	台	6	2014-4-30	2014-4-30			7,010.00	46	3,220.00		
	电气明配管	SC20	成都工业设备安装公司	m	12	2014-4-30	2014-4-30			210.00	46	100.00		
	电气明配管	SC25	成都工业设备安装公司	m	272	2014-4-30	2014-4-30			5,190.00	46	2,390.00		
	电气明配管	SC32	成都工业设备安装公司	m	32	2014-4-30	2014-4-30			660.00	46	300.00		
	电气明配管	SC50	成都工业设备安装公司	m	103.9	2014-4-30	2014-4-30			2,890.00	46	1,330.00		
	电气明配管	SC100	成都工业设备安装公司	m	28.2	2014-4-30	2014-4-30			1,640.00	46	750.00		
	玻璃钢槽式桥架	100*100	成都工业设备安装公司	m	1.9	2014-4-30	2014-4-30			120.00	46	60.00		
	玻璃钢槽式桥架	200*150	成都工业设备安装公司	m	75.3	2014-4-30	2014-4-30			2,680.00	46	1,230.00		
	玻璃钢槽式桥架	200*200	成都工业设备安装公司	m	29.5	2014-4-30	2014-4-30			1,060.00	46	490.00		
	玻璃钢槽式桥架	300*150	成都工业设备安装公司	m	70.1	2014-4-30	2014-4-30			3,760.00	46	1,730.00		
	玻璃钢槽式桥架	500*150	成都工业设备安装公司	m	279.23	2014-4-30	2014-4-30			24,440.00	46	11,240.00		
	玻璃钢槽式桥架	500*200	成都工业设备安装公司	m	67.7	2014-4-30	2014-4-30			5,920.00	46	2,720.00		
	玻璃钢槽式桥架	600*200	成都工业设备安装公司	m	124.9	2014-4-30	2014-4-30			10,930.00	46	5,030.00		
	玻璃钢槽式桥架	800*150	成都工业设备安装公司	m	80.45	2014-4-30	2014-4-30			7,970.00	46	3,670.00		
	玻璃钢梯式桥架	300*150	成都工业设备安装公司	m	27.03	2014-4-30	2014-4-30			1,290.00	46	590.00		
	电力电缆	YJV-0.6/1kV-4*2.5	成都工业设备安装公司	m	101.03	2014-4-30	2014-4-30			870.00	46	400.00		
	电力电缆	YJV-0.6/1kV-4*10	成都工业设备安装公司	m	98.4	2014-4-30	2014-4-30			850.00	46	390.00		
	电力电缆	YJV-0.6/1kV-4*16	成都工业设备安装公司	m	49.2	2014-4-30	2014-4-30			480.00	46	220.00		
	电力电缆	YJV-0.6/1kV-3*50+1*25	成都工业设备安装公司	m	49.2	2014-4-30	2014-4-30			810.00	46	370.00		
	电力电缆	YJV-0.6/1kV-3*95+1*50	成都工业设备安装公司	m	49.2	2014-4-30	2014-4-30			810.00	46	370.00		
	电力电缆	YJV-0.6/1kV-3*70+2*35	成都工业设备安装公司	m	172.46	2014-4-30	2014-4-30			3,680.00	46	1,690.00		
	电力电缆	YJV-0.6/1kV-	成都工业设备安装公司	m	64.32	2014-4-30	2014-4-30			1,370.00	46	630.00		
	电力电缆	YJV-0.6/1kV-	成都工业设备安装公司	m	232.78	2014-4-30	2014-4-30			7,910.00	46	3,640.00		
	电力电缆	ZR-YJV-0.6/1kV-4*2.5	成都工业设备安装公司	m	678.7	2014-4-30	2014-4-30			5,840.00	46	2,690.00		
	电力电缆	ZR-YJV-0.6/1kV-4*4	成都工业设备安装公司	m	275.76	2014-4-30	2014-4-30			2,370.00	46	1,090.00		
	电力电缆	ZR-YJV-	成都工业设备安装公司	m	394.99	2014-4-30	2014-4-30			3,400.00	46	1,560.00		
	电力电缆	ZR-YJV-0.6/1kV-4*10	成都工业设备安装公司	m	101.07	2014-4-30	2014-4-30			870.00	46	400.00		
	电力电缆	ZR-YJV-0.6/1kV-4*16	成都工业设备安装公司	m	39.72	2014-4-30	2014-4-30			390.00	46	180.00		
	电力电缆	ZR-YJV-0.6/1kV-3*35+1*25	成都工业设备安装公司	m	64.53	2014-4-30	2014-4-30			630.00	46	290.00		
	电力电缆	ZR-YJV-0.6/1kV-3*50+1*25	成都工业设备安装公司	m	466.09	2014-4-30	2014-4-30			7,640.00	46	3,510.00		
	电力电缆	ZR-YJV-0.6/1kV-3*120+1*70	成都工业设备安装公司	m	87.98	2014-4-30	2014-4-30			1,440.00	46	660.00		
	电力电缆	ZR-YJV-0.6/1kV-5*2.5	成都工业设备安装公司	m	35.77	2014-4-30	2014-4-30			400.00	46	180.00		
	电力电缆	ZR-YJV-0.6/1kV-5*4	成都工业设备安装公司	m	46.76	2014-4-30	2014-4-30			440.00	46	200.00		
	电力电缆	ZR-YJV-0.6/1kV-5*6	成都工业设备安装公司	m	150.08	2014-4-30	2014-4-30			1,420.00	46	650.00		
	电力电缆	ZR-YJV-0.6/1kV-5*16	成都工业设备安装公司	m	117	2014-4-30	2014-4-30			1,300.00	46	600.00		
	电力电缆	ZR-YJV-0.6/1kV-3*35+2*16	成都工业设备安装公司	m	142	2014-4-30	2014-4-30			1,590.00	46	730.00		
	电力电缆	ZR-YJV-0.6/1kV-3*35+2*25	成都工业设备安装公司	m	398.02	2014-4-30	2014-4-30			4,450.00	46	2,050.00		
	电力电缆	ZR-YJV-0.6/1kV-3*70+2*35	成都工业设备安装公司	m	96.25	2014-4-30	2014-4-30			2,050.00	46	940.00		

固定资产—机器设备评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	生产厂家	计量单位	数量	购置日期	启用日期	账面价值		评估价值			增值率%	备注
								原值	净值	原值	成新率%	净值		
	电力电缆	ZR-YJV-0.6/1kV-3*120+2*70	成都工业设备安装公司	m	124.82	2014-4-30	2014-4-30			2,670.00	46	1,230.00		
	电力电缆	ZR-YJV-	成都工业设备安装公司	m	97.58	2014-4-30	2014-4-30			3,320.00	46	1,530.00		
	电力电缆	ZR-YJV-0.6/1kV-3*185+2*120	成都工业设备安装公司	m	293.2	2014-4-30	2014-4-30			9,960.00	46	4,580.00		
	电力电缆	ZR-YC-0.6/1kV-5*6	成都工业设备安装公司	m	26.32	2014-4-30	2014-4-30			260.00	46	120.00		
	电力电缆	ZR-YC-0.6/1kV-4*2.5	成都工业设备安装公司	m	129.73	2014-4-30	2014-4-30			1,120.00	46	520.00		
	铝芯电力电缆	YJLV-0.6/1kV-4*10	成都工业设备安装公司	m	24.6	2014-4-30	2014-4-30			170.00	46	80.00		
	控制电缆	KVV-0.5-7*1.5	成都工业设备安装公司	m	171.41	2014-4-30	2014-4-30			1,120.00	46	520.00		
	控制电缆	KVV-0.5-10*1.5	成都工业设备安装公司	m	98.4	2014-4-30	2014-4-30			640.00	46	290.00		
	控制电缆	KVV-0.5-14*1.5	成都工业设备安装公司	m	49.2	2014-4-30	2014-4-30			320.00	46	150.00		
	控制电缆	ZR-KVV-0.5-4*1.5	成都工业设备安装公司	m	129.97	2014-4-30	2014-4-30			840.00	46	390.00		
	控制电缆	ZR-KVV-0.5-7*1.5	成都工业设备安装公司	m	45.18	2014-4-30	2014-4-30			300.00	46	140.00		
	控制电缆	ZR-KVV-0.5-10*1.5	成都工业设备安装公司	m	1829.22	2014-4-30	2014-4-30			11,900.00	46	5,470.00		
	控制电缆	ZR-KVV-0.5-14*1.5	成都工业设备安装公司	m	778.41	2014-4-30	2014-4-30			5,070.00	46	2,330.00		
	控制电缆	ZR-KVVP-0.5-14*1.5	成都工业设备安装公司	m	56.79	2014-4-30	2014-4-30			370.00	46	170.00		
	桥架支架		成都工业设备安装公司	kg	3038.46	2014-4-30	2014-4-30			67,990.00	28	19,040.00		
7	黄磷生产工段-破碎工段（含基础）													
	一级破碎出料胶带机	B650×23	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			63,240.00	28	17,710.00		
	预筛碎矿胶带机	B650×31	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			53,400.00	28	14,950.00		
	二级破碎出料胶带机1	B650×30	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			53,400.00	28	14,950.00		
	二级破碎出料胶带机2	B650×17	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			53,400.00	28	14,950.00		
	滚筒筛A	Φ1200×3000	绵竹市天合机电制造有限公司	台	1.00	2014-4-30	2014-4-30			115,210.00	28	32,260.00		
	滚筒筛B	Φ1200×3000	绵竹市天合机电制造有限公司	台	1.00	2014-4-30	2014-4-30			115,210.00	28	32,260.00		
	磷矿筛分合格胶带机	B650×32	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			53,400.00	28	14,950.00		
	筛下碎矿胶带机	B650×13	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			37,610.00	28	10,530.00		
	破碎除尘器	LQM932-5	盐城科峰环保设备科技有限公司	台	1.00	2014-4-30	2014-4-30			362,120.00	28	101,390.00		
	破碎除尘器风机	9-19 NO.9	盐城科峰环保设备科技有限公司	台	1.00	2014-4-30	2014-4-30	5,227,218.21	4,468,982.00	37,150.00	28	10,400.00		
	破碎配电室空调	KFR-32W/K	汉旺镇友缘电器销售有限公司	台	1.00	2014-4-30	2014-4-30			8,900.00	28	2,490.00		
	破碎工段工段PLC PK-控制屏	2170*670*850	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			3,053,670.00	28	855,030.00		
	破碎工段工段低压开关柜	DKG	四川达卡电器有限公司	台	8.00	2014-4-30	2014-4-30			505,880.00	28	141,650.00		
	破碎工段动力配电箱	XL-21	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			22,130.00	28	6,200.00		
	破碎工段防爆动力检修箱	BXD8050-T	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			18,180.00	28	5,090.00		
	破碎工段防腐动力检修箱	FXD-S-T	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			1,890.00	28	530.00		
	破碎工段收尘引风机控制箱	600*500*200	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			3,310.00	28	930.00		
	破碎工段配电箱	XM	四川达卡电器有限公司	套	1.00	2014-4-30	2014-4-30			79,050.00	28	22,130.00		
8	黄磷生产工段-配料工段													
	热）	B650×39	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			47,820.00	28	13,390.00		
	烘干磷矿出料胶带机（耐热）	B650×41	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			39,860.00	28	11,160.00		

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被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	生产厂家	计量单位	数量	购置日期	启用日期	账面价值		评估价值			增值率%	备注
								原值	净值	原值	成新率%	净值		
	烘干焦丁硅石出料胶带机2	B650×13	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			37,200.00	28	10,420.00		
	烘干磷矿出料胶带机2	B650×8	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			18,600.00	28	5,210.00		
	焦丁硅石仓顶布料胶带机	B650×28	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			33,210.00	28	9,300.00		
	磷矿石仓顶布料胶带机	B650×26	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			33,210.00	28	9,300.00		
	定量给料机1	SB0845	成都市得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			69,080.00	28	19,340.00		
	定量给料机2	SB0845	成都市得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			69,080.00	28	19,340.00		
	定量给料机3	SB0845	成都市得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			69,080.00	28	19,340.00		
	定量给料机4	SB0845	成都市得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			69,080.00	28	19,340.00		
	定量给料机5	SB0845	成都市得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			69,080.00	28	19,340.00		
	定量给料机6	SB0845	成都市得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			69,080.00	28	19,340.00		
	定量给料机7	SB0845	成都市得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			69,080.00	28	19,340.00		
	定量给料机8	SB0845	成都市得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			69,080.00	28	19,340.00		
	配料胶带机	B800×31	安县银河机械制造有限公司	台	1.00	2014-4-30	2014-4-30			181,670.00	28	50,870.00		
	下料斗	×1800×1900	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30	1,670,848.84	1,428,975.51	55,800.00	28	15,620.00		
	爬料车	3M3	绵竹市天合机电制造有限公司	台	1.00	2014-4-30	2014-4-30			28,150.00	28	7,880.00		
	配料房空调	KFR-23G	汉旺镇友缘电器销售有限公司	台	1.00	2014-4-30	2014-4-30			2,300.00	28	640.00		
	焦煤烘干机控制箱	700*500*200	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			3,470.00	28	970.00		
	防腐动力检修箱	FXD-S-T	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			1,820.00	28	510.00		
	磷矿烘干机控制箱	700*500*200	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			3,470.00	28	970.00		
	磷矿石烘干引风机控制箱	900*500*350	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			6,790.00	28	1,900.00		
	焦硅石烘干引风机控制箱	1200*600*400	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			8,300.00	28	2,320.00		
	配料工段防爆检修箱	BXD6050-T	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			17,330.00	28	4,850.00		
	配料工段控制屏	1570*555*600	成都得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			3,020.00	28	850.00		
	配料工段变频开关柜	1900*590*600	成都得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			185,150.00	28	51,840.00		
	源）	2100*1000*780	成都得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			209,410.00	28	58,630.00		
	制动波纹电阻柜（料车）	500*700*500	成都得蜀科技实业有限公司	台	1.00	2014-4-30	2014-4-30			7,540.00	28	2,110.00		
	配料工段照明配电箱	XM	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			75,330.00	28	21,090.00		
	配料工段插座箱		四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			3,020.00	28	850.00		
	配料工段插座箱		四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			3,020.00		850.00		
9	黄磷生产工段-污水处理设备	DYW-100	成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30	26,347.05	22,622.61	36,560.00	28	10,240.00	-54.74	
10	黄磷生产工段-变配电工段		成都工业设备安装公司	项	1.00	2014-4-30	2014-4-30							
	综合控制室空调	KFR-120LW/E	汉旺镇友缘电器销售有限公司	台	1.00	2014-4-30	2014-4-30			9,800.00	28	2,740.00		
	低压室空调	KFR-72LW/E	汉旺镇友缘电器销售有限公司	台	1.00	2014-4-30	2014-4-30			8,300.00	15	1,250.00		
	GIS室空调	KFR-120LW/E	汉旺镇友缘电器销售有限公司	台	1.00	2014-4-30	2014-4-30			9,040.00	28	2,530.00		
	主控室电度表屏	PK-10	德阳新源电器有限公司	台	1.00	2014-4-30	2014-4-30			450.00	46	210.00		
	主控室110KV主变测控柜	PCK-04	南京电研电力自动化股份有限公司	台	1.00	2014-4-30	2014-4-30			39,170.00	46	18,020.00		
	主控室110KV主变保护柜	PBB-04	南京电研电力自动化股份有限公司	台	1.00	2014-4-30	2014-4-30			42,180.00	46	19,400.00		
	主控室110KV线路保护柜	PXBC-01	南京电研电力自动化股份有限公司	台	1.00	2014-4-30	2014-4-30			42,180.00	46	19,400.00		
	主控室110KV线路及PT测控柜	PCK-04/PT	南京电研电力自动化股份有限公司	台	1.00	2014-4-30	2014-4-30			42,940.00	46	19,750.00		
	主控室110KV远动通讯柜	PZK-02	南京电研电力自动化股份有限公司	台	1.00	2014-4-30	2014-4-30			33,150.00	46	15,250.00		

固定资产—机器设备评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	生产厂家	计量单位	数量	购置日期	启用日期	账面价值		评估价值			增值率%	备注
								原值	净值	原值	成新率%	净值		
	主控室110KV通讯柜	2200*595*597	绵阳赛龙电子有限公司	台	1.00	2014-4-30	2014-4-30			1,510.00	46	690.00		
	主控室交流电源馈电柜	DY10-150AH	绵阳富邦电子有限公司	台	1.00	2014-4-30	2014-4-30							
	主控室交流逆变柜	DY10-150AH	绵阳富邦电子有限公司	台	1.00	2014-4-30	2014-4-30			253,400.00	46	116,560.00		
	主控室直流充电柜	DY10-150AH	绵阳富邦电子有限公司	台	1.00	2014-4-30	2014-4-30							
	主控室蓄电池柜	2200*795*602	绵阳富邦电子有限公司	台	1.00	2014-4-30	2014-4-30			2,710.00	46	1,250.00		
	通讯直流柜	GZG10-48/50-65-M	绵阳富邦电子有限公司	台	1.00	2014-4-30	2014-4-30			37,670.00	46	17,330.00		
	通讯屏	2200*595*597	绵阳赛龙电子有限公司	台	1.00	2014-4-30	2014-4-30			45,200.00	46	20,790.00		
	主控室照明配电箱	XM	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30	3,541,454.16	3,023,725.77	37,670.00	46	17,330.00		
	主控室照明配电箱	XM	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			37,670.00	46	17,330.00		
	10KV高压室照明配电箱	XM	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			75,330.00	46	34,650.00		
	10KV高压室照明配电箱	XM	成都工业设备安装公司	台	1.00	2014-4-30	2014-4-30			75,330.00	46	34,650.00		
	路灯控制箱	600*500*220	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			900.00	46	410.00		
	10KV电源进线柜	10KV	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			148,330.00	46	68,230.00		
	10KV PT及避雷器柜	PT	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			32,840.00	46	15,110.00		
	10KV变压器出线柜	10KV	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			58,750.00	46	27,030.00		
	10KV变压器备用出线柜	10KV（备用）	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			19,590.00	46	9,010.00		
	10KV干式电力变压器	SCB11-1600/10	云南通变电器有限公司	台	1.00	2014-4-30	2014-4-30			218,900.00	46	100,690.00		
	低压开关柜		四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			18,980.00	46	8,730.00		
	低压无功补偿柜	DKJ	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			36,160.00	46	16,630.00		
	低压开关柜		四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			18,980.00	46	8,730.00		
	二期消防软启动柜	XY-GCS	德阳新源电器有限公司	台	1.00	2014-4-30	2014-4-30			10,210.00	46	4,700.00		
	消防保安双电源自动切换柜	2200*665*885	四川达卡电器有限公司	台	1.00	2014-4-30	2014-4-30			4,370.00	46	2,010.00		
	GIS室照明配电箱	1700*700*380	成都飞鸿鑫磊机电有限公司	套	3.00	2014-4-30	2014-4-30			2,549,530.00	28	713,870.00		
11	消防泵	N=75KW	成都	台	4.00	2011-4-30	2011-4-30	10,085.47	3,336.33	13,070.00	15	1,961.00	-41.22	
12	消防泵	N=75KW	成都	台	4.00	2011-4-30	2011-4-30	10,085.47	3,336.33	13,070.00	15	1,961.00	-41.22	
13	清水泵	ISG80-125	成都	台	1.00	2011-4-30	2011-4-30	3,162.39	1,045.97	3,160.00	15	474.00	-54.68	
14	清水泵	ISG80-125	成都	台	1.00	2011-4-30	2011-4-30	3,162.39	1,045.97	3,160.00	15	474.00	-54.68	
15	清水泵	ISG80-125	成都	台	1.00	2011-4-30	2011-4-30	3,162.40	1,045.98	3,160.00	15	474.00	-54.68	
16	柴油发电机	100kw	成都	台	1.00	2011-9-30	2011-9-30	42,307.69	15,176.23	44,980.00	15	6,747.00	-55.54	
17	滚筒筛	2000*6000	成都	台	1.00	2012-3-31	2012-3-31	78,632.50	36,300.69	86,300.00	15	12,950.00	-64.33	
18	一期锅炉管道保温工程		成都工业设备安装公司	台	1.00	2015-3-31	2015-3-31	37,940.00	16,097.00	37,200.00	35	13,020.00	-19.12	
19	黄磷泥磷锅蒸磷系统	自制	乐山锅炉厂	台	1.00	2015-11-30	2015-11-30	510,013.90	248,559.39	586,010.00	41	240,260.00	-3.34	
20	单炉蒸气锅炉	1T	乐山锅炉厂	台	1.00	2015-12-29	2015-12-29	85,470.09	42,327.91	89,450.00	42	37,569.00	-11.24	
21	破碎机	200*300	成都工业设备安装公司	台	1.00	2016-1-31	2016-1-31	59,859.66	33,347.15	63,550.00	42	26,690.00	-19.96	
22	破碎机	400*250	成都工业设备安装公司	台	1.00	2016-7-1	2016-7-1	21,367.52	12,909.06	29,140.00	46	13,400.00	3.80	
23	输送机总成（破碎机附属）	B800*27M	成都工业设备安装公司	台	1.00	2016-10-1	2016-10-1	42,735.04	26,839.37	72,940.00	48	35,010.00	30.44	
24	输送机总成（破碎机附属）	B800*14M	成都工业设备安装公司	台	1.00	2016-10-1	2016-10-1	29,914.53	18,787.59	51,060.00	48	24,510.00	30.46	
25	输送机总成（破碎机附属）	B800*14M	成都工业设备安装公司	台	1.00	2016-10-1	2016-10-1	29,914.53	18,787.59	51,060.00	48	24,510.00	30.46	
26	振动筛总成（破碎机附属）	B600*1500	成都工业设备安装公司	台	1.00	2016-10-1	2016-10-1	34,188.03	21,471.31	58,370.00	48	28,020.00	30.50	
27	破碎机进出料仓（破碎机附	彩钢	成都工业设备安装公司	项	1.00	2016-10-1	2016-10-1	21,367.52	13,419.68	36,480.00	48	17,510.00	30.48	
28	鄂式破碎机	PE250*1200	成都工业设备安装公司	台	1.00	2015-12-1	2015-12-1	71,709.40	44,093.26	79,710.00	41	32,680.00	-25.88	
29	单炉蒸气锅炉	1T	乐山锅炉厂	台	1.00	2017-1-1	2017-1-1	85,470.09	51,072.50	94,270.00	60	56,562.00	10.75	
30	二期破碎打井、喷水收尘工程			台	1.00	2016-7-1	2016-7-1	4,000.00	2,413.99	-		-		并入基础费用
31	装载机（50E）	50E	成工重工	台	1.00	2005-4-30	2005-4-30	235,000.00	-	-		-		无实物

固定资产—机器设备评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	生产厂家	计量单位	数量	购置日期	启用日期	账面价值		评估价值			增值率%	备注
								原值	净值	原值	成新率%	净值		
32	装载机	50E	成工重工	台	1.00	2002-12-30	2002-12-30	143,000.00	-	-		-		无实物
33	装载机	5T	成工重工	台	1.00	2003-8-30	2003-08	162,605.68	-	-		-		无实物
34	装载机	（ZL16A）	成工重工	台	1.00	2008-9-30	2008-09	53,000.00	2,615.68	-		-		无实物
35	装载机	50E	成工重工	台	1.00	2013-12-31	2013-12			278,760.00	15	41,814.00		盘盈资产（出借）
36	装载机	50E	成工重工	台	1.00	2012-12-31	2012-12			278,760.00	15	41,814.00		盘盈资产（出借）
37	地磅	100t		台	1.00	2014-4-30	2014-4-30			53,890.00	33	17,784.00		盘盈资产
38	抓渣行车	10T	新乡	台	3.00	2014-4-30	2014-4-30			136,510.00	20	27,302.00		盘盈资产
39	电炉厂4楼行车	5T	新乡	台	1.00	2014-4-30	2014-4-30			37,820.00	20	7,564.00		盘盈资产
40	电炉厂3楼行车	2T	新乡	台	1.00	2014-4-30	2014-4-30			26,890.00	20	5,378.00		盘盈资产
机器设备净值合计								83,823,361.79	70,634,939.60	123,249,000.00		35,045,270.00	-50.39	
减：机器设备减值准备									34,997,100.46					
机器设备净额合计								83,823,361.79	35,637,839.14	123,249,000.00	-	35,045,270.00	-1.66	

固定资产—电子设备评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	设备名称	规格型号	计量单位	数量	启用日期	账面价值		评估价值			增值率%	备注
						原值	净值	原值	成新率%	净值		
1	方正电脑A600	A600	台	1	2010-8-31	4,670.00	-	50.00		50.00		
2	格力空调35GW	KFR-35GW	台	1	2011-8-31	2,550.00	-	2,390.00	10.00	239.00		
3	格力空调35GW	KFR-35GW	台	1	2011-8-31	2,550.00	-	2,390.00	10.00	239.00		
4	格力空调35GW	KFR-35GW	台	1	2011-8-31	2,550.00	-	2,390.00	10.00	239.00		
5	格力空调35GW	KFR-35GW	台	1	2011-8-31	2,550.00	-	2,390.00	10.00	239.00		
6	三星数码相机		台	1	2011-8-31	2,100.00	-	50.00		50.00		
7	Dell 电脑整机	4G/I5处理器	台	1	2014-1-31	3,100.00	201.63	50.00		50.00	-75.20	
8	喷墨式打印机（爱普生）	爱普生L1300	台	1	2016-11-30	2,650.00	674.81	2,120.00	10.00	212.00	-68.58	
9	电脑机（一套）	CPU 4G内存，1206蓝芯硬盘，22寸PS屏电视显示器	台	1	2017-1-1	3,950.00	1,059.34	3,980.00	10.00	398.00	-62.43	
10	格力空调	KFR-50GW	台	1	2013-7-31	6,130.00	1,631.26	4,870.00	10.00	487.00	-70.15	
11	格力空调	KFR-72GW	台	1	2013-7-31	8,100.00	2,155.65	7,100.00	10.00	710.00	-67.06	
12	格力空调	KFR-72GW	台	1	2013-7-31	8,100.00	2,155.65	7,100.00	10.00	710.00	-67.06	
13	格力空调	KFR-72GW	台	1	2013-7-31	8,100.00	2,155.65	7,100.00	10.00	710.00	-67.06	
14	格力空调	KFR-23GW	台	1	2013-7-31	2,500.00	665.43	2,470.00	10.00	247.00	-62.88	
15	熊猫液晶彩电	39寸	台	1	2013-6-30	1,600.00	78.96	1,330.00	10.00	133.00	68.44	
16	熊猫液晶彩电	39寸	台	1	2013-6-30	1,600.00	78.96	1,330.00	10.00	133.00	68.44	
17	高清液晶电视	LED	台	1	2017-10-31	2,130.00	730.04	2,040.00	14.00	286.00	-60.82	
电子设备净值合计						64,930.00	11,587.38	49,150.00		5,132.00	-55.71	
减：电子设备减值准备							7,471.46				-100.00	
电子设备净额合计						64,930.00	4,115.92	49,150.00		5,132.00	24.69	

无形资产评估汇总表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

编号	科目名称	账面价值	评估价值	增值额	增值率%
4-12-1	无形资产-土地使用权	6,742,760.11	10,478,800.00	3,736,039.89	55.41
无形资产净值合计		6,742,760.11	10,478,800.00	3,736,039.89	55.41
减：无形资产减值准备					
无形资产净额合计		6,742,760.11	10,478,800.00	3,736,039.89	55.41

无形资产—土地使用权评估明细表

评估基准日：2022年12月31日

被评估单位名称：四川绵竹华丰磷化工有限公司

序号	土地权证编号	宗地名称	土地位置	取得日期	用地性质	土地用途	准用年限	开发程度	面积(m^2)	原始入账价值	账面价值	评估价值	增值额	增值率%	备注
1	川（2017）绵竹市不动产权第0002118号	1#(一期)	绵竹拱星镇祥柳村	2011-12-28	出让	工业	50	五通一平	54,862.70	8,644,564.50	6,742,760.11	10,478,800.00	3,736,039.89	55.41	
											-		-		
土地使用权净值合计									54,862.70	8,644,564.50	6,742,760.11	10,478,800.00	3,736,039.89	55.41	
减：土地使用权减值准备													-		
土地使用权净额合计									54,862.70	8,644,564.50	6,742,760.11	10,478,800.00	3,736,039.89	55.41	

ELITE ASIA

DATE: 13 April 2023

ATTENTION: TO WHOEVER IT MAY CONCERN

CERTIFICATE OF TRANSLATION ON
ASSETS APRRAISAL REPORT

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This certificate is authorised by;

ELITE ASIA (SG) PTE. LTD. ELITE ASIA 200811981E

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Regional Director

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This valuation report was prepared in accordance with the China Asset Valuation Criteria

The proposed issues of Assets Disposal of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited The related Asset Group about the Yellow Phosphorus Production Line of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited

Assets Appraisal report

Zhongming Pingbao Zi [2023] No. 14008

(Totally 2 volumes, the first volume)

ZhongMing（Beijing）Assets Appraisal International Co., Ltd

ZhongMing（Beijing）Assets Appraisal International Co., Ltd

March 15th, 2023

General Catalogue

Volume 1 The proposed Assets Appraisal Report related to the asset group of the Yellow Phosphorus Production Line of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited on the Issues of Asset disposal in Sichuan Mianzhu Norwest Phosphate Chemical Company Limited (including the annex to the Assets Appraisal Report)

Volume 2 List of Assets Appraisal Asset group of yellow phosphorus production line of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited involving the proposed Issues of Asset Disposal in Sichuan Mianzhu Norwest Phosphate Chemical Company Limited

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Declarations

1. This asset valuation report is prepared in accordance with the Basic Asset Valuation Standards issued by the Ministry of Finance and the Asset Valuation Appraiser Professional Ethics Standards issued by the China Asset Valuation Association.

2. The Client or other users of the Asset Valuation Report shall use the Asset Valuation Report in accordance with the provisions of laws, administrative regulations and the scope of use specified in the Asset Valuation Report; if the Client or other users of the Asset Valuation Report use the Asset Valuation Report in violation of the foregoing provisions, the Asset Valuation Institution and the Asset Appraises shall not be liable.

3. This Asset Valuation Report shall be used only by the Client and other users of the Asset Valuation Report as stipulated in the Asset Valuation Entrustment Contract and the users of the Asset Valuation Report as stipulated by laws and administrative regulations; in addition, no any other institution or individual shall be the users of the Asset Valuation Report.

4. The Asset Valuation Institution and the Asset Appraisers suggest that the user of the Asset Valuation Report should correctly understand the appraisal conclusion. The appraisal conclusion is not equivalent to the realizable price of the appraisal object, and the appraisal conclusion should not be regarded as a guarantee of the realizable price of the appraisal object.

5. The Asset Valuation Institution and the Asset Appraisers shall abide by laws, administrative regulations and asset valuation standards, adhere to the principles of independence, objectivity and fairness, and bear responsibility for the asset valuation report issued in accordance with law.

6. The list of assets to be evaluated shall be declared by the Client and the property right holder and confirmed by their signatures, seals or other means permitted by law; the Client and other related parties shall be responsible for the authenticity, completeness and legality of the information provided by them in accordance with law.

7. The Asset Valuation Institution and the Asset Appraisers have no existing or expected interest relationship with the appraisal object in the Asset Valuation Report; there is no existing or expected interest relationship with the related parties, and there is no prejudice against the related parties.

8. The Asset Appraisers have conducted on-site investigation of the appraisal object and the assets involved in the Asset Valuation Report; have paid necessary attention to the

appraisal object and the legal ownership status of the assets involved, checked the appraisal objects and the legal ownership data of the assets involved, truthfully disclosed the problems found, and asked the Client and other related parties to improve the property rights to meet the requirements of the Asset Valuation Report.

9. The analysis, judgment and results in the Asset Valuation Report issued by the Asset Appraisal Institution shall be subject to the assumptions and restrictions stipulated hereof, and the user of the Asset Valuation Report shall fully take into account the assumptions, restrictions, special matters and their impact on the appraisal conclusions stipulated hereof.

10. In the evaluation process, we did not consider the impact of possible future mortgages, guarantees, and additional prices that may be paid by special trading methods on the evaluation conclusions. We did not consider the changes in national macroeconomic policies and the impact of natural forces and other force majeure on the evaluation conclusions. We shall not be liable for any changes in the value of the asset after the benchmark date.

11. We shall not be liable for the impact on the conclusions of the assessment of possible deficiencies in the subject matter of the assessment, which cannot be known in the course of the assessment that has been carried out, or of the related parties.

The proposed issues of Assets Disposal of Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd.

Matters involving related asset group of yellow phosphorus production line

Summary of the asset valuation report

ZMPGBG ZI [2023] No. 14008

Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd.:

Zhongming International Assets Evaluation (Beijing) Co., Ltd . has been entrusted by Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd. (hereinafter referred to as the "SMNPC") by adhering to the principles of independence, objectivity and fairness in accordance with laws, administrative regulations and asset evaluation standards, to adopt the cost method, and evaluate the market value of the relevant asset groups of the yellow phosphorus production line of Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd. (hereinafter referred to as the "SMNPC") on December 31st, 2022 in accordance with the necessary evaluation procedures. The main elements of the assessment report are hereby summarized as follows:

1. Economic behavior: According to the 2023 "Office Meeting Minutes" of Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd., the SMNPC intends to dispose of the assets related to the yellow phosphorus production line, so it has entrusted our company to evaluate the relevant assets.

2. Evaluation purpose: Determine the market value of the relevant asset groups of the yellow phosphorus production line on the evaluation benchmark date, and provide value reference opinions for the disposal of assets of the SMNPC.

3.The evaluation object: The related assets of the SMNPC's yellow phosphorus production line (excluding yellow phosphorus production license qualification)

4. Scope of assessment: The related assets of yellow phosphorus production line of the Company, including 15 housing construction, 18 structures, 40 machinery and equipment, 17 electronic equipment, 1 land use right, the original cost of 129.864 million yuan, the total book value of 101.0323 million yuanc, provision for impairment of 44.8405 million yuan, the total net book value of 56.1917 million yuan.5. Type of Value: Market value

6. Evaluation benchmark date of assets evaluation: As of December 31st, 2022, all pricing standards are price standards valid on the evaluation benchmark date.

7. Evaluation method: Cost method.

8. Evaluation conclusion: After the evaluation procedures are implemented, the evaluation results of the assets evaluated by the Evaluation Committee in the benchmark day within the remaining economic service life based on the expected use, mode of use, scale, frequency, environment are as follows:

The book value of the assets is RMB 56.1917 million, with an appraised value of RMB 81.3103 million (RMB in words: RMB 81.3103 million only), and the appraised value has increased by RMB 25.1186 million, with an appreciation rate of 44.7%, as detailed in the following table:

Summary of asset appraisal's result

Holder of Property Rights: the Company Amount Unit: RMB ten thousand

Items		Book value	Evaluate	Increase or	Value-Added
		A	B	C=B-A	D=C/A×100
Building(constru	1	1,380.70	3,578.11	2,197.41	159.15%
Machinery and	2	3,563.78	3,504.53	-59.25	-1.66%
Electronic	3	0.41	0.51	0.10	24.39%
Land use rights	4	674.28	1,047.88	373.60	55.41%
Total assets	5	5,619.17	8,131.03	2,511.86	44.70%

9. Special events: Users of evaluation reports should pay attention to the impact of the following special events on the evaluation conclusions.

The following matters are not assessed and estimated by the Company's assessment personnel, but they may affect the assessment conclusions, and the users of this assessment report should pay special attention to them:

(1) Incomplete or defective information such as ownership

On the evaluation benchmark date, a total of 15 houses and buildings were included in the scope of assessment, of which 7 have been issued property certificates, the right holders are Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd., and 8 having not yet been registered for housing property rights are:

S/N	registration of ownership	Building Name	Structure	Construction Date	Construction Area (m²)	Remarks
1	Not Registered	Boiler room in Phase I of the Company	Simple	Jan. 31st, 2016	50.00	Not certified
2	Not Registered	Parking shed	Simple	April 30th, 2014	107.16	Inventory surplus assets
3	Not Registered	Packing room	Simple	April 30th, 2014	390.00	Inventory surplus assets
4	Not Registered	Deep-water well pump room	Brick masonry	April 30th, 2014	39.99	Inventory surplus assets
5	Not Registered	Domestic-sewage online monitoring room	Brick masonry	April 30th, 2014	6.00	Inventory surplus assets
6	Not Registered	Toner Collection Bank	Simple	April 30th, 2014	130.38	Inventory surplus assets
7	Not Registered	Crushing plant control room	Brick masonry	April 30th, 2014	17.2	Inventory surplus assets
8	Not Registered	Domestic-sewage disposal plant house	Brick masonry	April 30th, 2014	6.25	Inventory surplus assets

On the evaluation benchmark date, 18 structures in the scope of assessment, including 1 off-the-book structure fire pool, were declared as newly off-the-book

properties by the Company in 2023, as detailed in the following table:

Name	Structure	Completion Date	Building volume (m3)	Remarks
Fire Pool	Concrete	April, 2014	1500	Inventory surplus assets

On the evaluation benchmark date, the machinery and equipment included in the evaluation scope were inventoried by staff of the Company and the related evaluation staffs. The inventory results showed that some machinery and equipment had inventory profit and inventory losses. The details were as follows:

Device Name	Unit of Measure	Quantity	Date of Acquisition	Book value (yuan)		Status
				Original value	Net Worth	
Loader (50E)	Set	1	April 30th, 2005	235,000.00	-	Nothing in kind
Loader	Set	1	Dec. 30th, 2002	143,000.00	-	Nothing in kind
Loader	Set	1	August, 30th, 2003	162,605.68	-	Nothing in kind
Loader	Set	1	Sept. 30th, 2008	53,000.00	2,650.00	Nothing in kind
Loader (ZL50E-3)	Set	1	Dec. 31st, 2013	-	-	inventory profit
Loader (ZL50E-3)	Set	1	Dec. 31st, 2012	-	-	inventory profit
wagon balance	Set	1	April 30th, 2014	-	-	inventory profit
Grabbing driving	Set	1	April 30th, 2014	-	-	inventory profit
driving on the 3th floor of the electric furnace factory	Set	1	April 30th, 2014	-	-	inventory profit
driving on the 3th floor of the electric furnace factory	Set	1	April 30th, 2014	-	-	inventory profit

Note: Among them, the slag driving, driving on the 4th floor of the electric furnace plant and the driving on the 3rd floor of the electric furnace plant are the new assets

declared by the Company in 2023.

The inventory-profit inventory-profit loader was included in the scope of evaluation of this project, 2 inventory loaders (model: ZL50E-3) are in use under the benchmark date, and the user is Mianzhu Tuosen Renewable Resources Recycling Co., Ltd. The Company promises that the ownership of the assets assessed in this project belongs to it, and the property rights are not disputed, and it undertakes to bear all the responsibilities in the event of legal ownership disputes.

As of the evaluation benchmark date, the staffs of the Company and the related staffs of evaluation verified the land use status of the Company and conducted an inventory of the houses and buildings with land use rights. The inventory results showed that the houses were built outside the 70-acid workshop, and the construction party was the natural person named Zhou Zhihong. After confirmation with the client and the holder of property rights, since the ownership of the plant does not belong to the Company's assets, the evaluation is not included in the appraised value.

No.of Warrant	Name of Owner	Building Name	No. of Land Certificate	Structure	Construction Date	Construction Area (㎡)
None	None	70 Acid Workshop	No.0002118 of Chuan(2017) Mianzhu City Real Estate Rights	Brick structure/Simple	April 30th, 2014	467.68

The Company promises that except for the 70 acid workshop, the ownership of the assets in the scope of assessment belongs to it. There are no property rights disputes and controversies, and it undertakes to bear all responsibilities in the event of legal ownership disputes.

In accordance with the Company's representation, it is determined that in addition to the above matters, other assets in the scope of assessment don't include the incomplete or defective information such as ownership.

(2) The nature and amount of guarantees, leases and their contingent liabilities (contingent assets) and the relationship with the object of assessment

The Company and Chengdu Branch of Bohai Bank signed a working capital circulation loan contract, of which the amount of the real estate mortgage contract (Baocheng Fendi 2022 No. 20) is no more than RMB 19 million, with the time from

December 2022 to December 2023. The Company and real estate mortgage contract of Chengdu Branch of Bohai Bank, pawn is: industrial real estate, warrant number: Sichuan (2017) Mianzhu City real estate right No. 0002118, of which 1 land use right with an area of 54862.7 square meters, 9 housing and buildings with an area of 11902.16 square meters, and the estimated value of RMB 42,644,000.00; including the loan amount of movable property mortgage contract does not exceed RMB 19 million, the time is from December 2022 to December 2023. The action property mortgage contract of the Company and Chengdu branch of Bohai Bank (Bohai Fendi 2022 No. 21), mortgage is: 6 sets of machinery and equipment (including electric furnace A of workshop section of yellow phosphorus production, electric furnace B, crushing workshop section, batching workshop section, sewage treatment workshop section, and transformer workshop section), the valuation value is RMB 22,661,833.00. According to the data collected by the appraisers, the property and land use rights, all equipment have been mortgaged by Chengdu branch of Bohai Bank, and the mortgage hasn't been considered the impact on the value of the asset group.

According to the Company's representation, in addition to the above matters, the assets included in the scope of assessment do not involve other guarantees, leases and their contingent liabilities (contingent assets).

(3) Important use of expert work and related reports

The property rights holders of this project have suspended production and business for many years under the benchmark date. The equipment declaration and assessment provided by the enterprise finances are divided according to the yellow phosphorus production section. The management personnel left behind by the enterprise or the relevant engineering department personnel cannot provide a detailed list of equipment matching the asset groups of each section listed in the enterprise financial accounts. Based on the above, the project appraisers have sorted out the details of the asset group of each major section and carried out the on-site key asset inventory with the assistance of the enterprise personnel, referring to the relevant information in the "the Company's 20,000 tons/yearly yellow phosphorus project and the overall demolition and settlement of the

sodium tripolyphosphate device" of the Huahui project cost. Since the main equipment related to the yellow phosphorus production line is mostly the non-standard customization, it is difficult to obtain price information of the same or similar production equipment on the current market. Considering that the main material of the customized equipment is made of stainless steel, we also rely on the details of the cost of the main material of the equipment as described in the above settlement materials, obtain the main material and stainless-steel price change index through the Tonghua Shun iFinD, adjust the main consumables according to the price index, and integrate other necessary costs to determine the replacement value of the equipment.

(4) Major subsequent events

According to the Company's representation, from the date of the evaluation benchmark to the date of evaluation report, there are no impact assessment premises and evaluation conclusions, and major matters that need to be adjusted.

(5) Restrictions on the assessment procedures, remedial measures taken by the assessment body, and the impact on the assessment conclusions

In this project, the construction and quantity of unlicensed houses and concealed projects involved in the declared housing structure assets shall be based on the original construction and settlement information of the relevant projects provided by the property right holder or collected by the appraiser, and confirmed after on-site investigation and verification by the appraiser, the client and the property right holder; if the asset quantity data is found to be incorrect during the later transaction disposal, the evaluation results shall be adjusted accordingly.

The project appraisers are unable to carry out comprehensive and in-depth technical testing (especially professional equipment assets) on all equipment assets within the scope of the declaration, and only understood and judged the equipment history and current situation through on-site investigation and inquiry of the equipment use, management and maintenance personnel of the property owner's enterprise; the evaluation assumed that the declared equipment assets under the base date could meet the normal production and operation, and there were no major mechanical failures. The evaluation price was based on

this. If the objective facts did not match, the evaluation results were invalid.

(6) Pending matters such as laws and economics that exist on the evaluation benchmark date

According to the Company's representation, there are no pending matters such as laws and economics on the benchmark date of assets included in the scope of assessment.

(7) Defects in the economic behavior corresponding to this asset evaluation that may have a significant impact on the evaluation conclusions

According to the Company's representation, there are no defects in the corresponding economic behavior that have a significant impact on the evaluation conclusions.

(8) For the purposes of this report, "appraised value" refers to our reference opinion on the market value of the appraised assets for the purposes set out in this report, subject to the conditions of the appraised assets at the benchmark date and the external economic environment, and is not responsible for other uses.

(9) The appraisal conclusion in the appraisal report reflects that the appraised object **does not include the value of VAT determined according to the open market principle under the purpose of this appraisal** without taking into account the relevant expenses and taxes that should be borne during the process of property registration or ownership change of such assets. Don't make any provision for tax adjustment on the appraised value-added of the assets; the appraised conclusion should not be regarded as a guarantee of the realizable price of the appraised object.

（十）If there is a change in the number of assets and the valuation criteria after the valuation base date and within the validity period of the valuation report until December 30th, 2023, the Client shall give full consideration to and make corresponding adjustments in the actual valuation of the assets, and shall not directly use the valuation conclusions.

10. Validity of Assessment Conclusions: According to the " Practice Guidelines of Assets Appraisal — Assets Appraisal Report", "the assets valuation report may be used when the base date of valuation is not more than one year from the date of realization of economic behavior"; the validity of this assessment conclusion is one year from the base date of valuation, that is, from December 31st, 2022 to December 30th, 2023. If there is a significant change in the asset status and market conditions compared with the relevant

conditions on the evaluation benchmark date, the client shall entrust the evaluation agency to perform the evaluation update business or re-evaluate.

11. Date of assets report: The date of submission of this valuation report is March 15th, 2023, which is the date of formation of valuation conclusions.

The above content is extracted from the body of the asset valuation report. In order to understand the details of this valuation business and correctly understand the evaluation conclusions, you should read the body of the asset valuation report.

The proposed issues of Assets Disposal of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited The related Asset Group about the Yellow Phosphorus Production Line of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited

The body of assets appraisal report

Zhongming Pingbao Zi [2023] No. 14008

Sichuan Mianzhu Norwest Phosphate Chemical Company Limited:

ZhongMing（Beijing）Assets Appraisal International Co., Ltd has been entrusted by Sichuan Mianzhu Norwest Phosphate Chemical Company Limited (hereinafter referred to as "The Company") to adhere to the principles of independence, objectivity and impartiality in accordance with laws, administrative regulations and asset evaluation guidelines, adopt the cost method, and evaluated the market value of the relevant asset group of the yellow phosphorus production line for Sichuan Mianzhu Norwest Phosphate Chemical Company Limited on December 31st, 2022 in accordance with the market value. The situation of the assets appraisal is reported as follows:

I. Client, holder of property rights and other users of assets appraisal report

The consignor of this assets appraisal project is the same party as the holder of property right, and the users of other assets appraisal reports stipulated in the asset appraisal contract are the asset transferees and the users of appraisal reports stipulated by national laws and regulations.

(1) Consignor

Chinese name: Sichuan Mianzhu Norwest Phosphate Chemical Company Limited

English Name: Sichuan Mianzhu Norwest Phosphate Chemical Company Limited

Unified Social Credit Code: 915106006208706 21J

Type of company: Limited liability company (sole foreign corporation)

Legal residence: Gongxing Town, Mianzhu City, Sichuan Province

Legal representative: Wang Xianrong

Registered capital: RMB 140 million

Operating period: December 24th, 1996 to December 23rd, 2046

Business scope: Production and sales of chemical products (phosphate ore, sodium hexametaphosphate, and sodium tripolyphosphate); production of yellow phosphorus (safe production license valid until April 13th, 2020), sales of the company's products; production and sales of fertilizers (monoammonium phosphate, diammonium phosphate, potassium monohydrogen phosphate, and potassium dihydrogen thophosphate), sodium pyrophosphate, disodium dihydrogen pyrophosphate. (Projects that are subject to approval according to law may engage in business activities only after approval by the relevant departments.)

1． Historical development

The Company was established on December 24th, 1996. It is a Sino-foreign joint venture company, the registered capital of 80 million yuan, which was invested by Norwest Chemical Pte Ltd. of 48 million yuan (cash flow funds) accounting for 60%. Sichuan Mianzhu Yellow Phosphorus Plant jointly established with all assets of 32 million yuan, accounting for 40%. On September 25th, 2002, the Company had acquired the remaining 40% of the Company's equity and it became a wholly foreign-owned enterprise. The company was established on December 10th, 1996, which was approved by the foreign economic and trade Chuanfu De Zi (1996) No. 00033. On April 8th, 1998, it obtained the approval certificate by the foreign-funded enterprise of People's Republic of China, with the import and export enterprise code of 510062087062. The enterprise type: foreign-owned enterprise, operating life: 50 years, total investment: 200 million yuan, business scope: production and sales of phosphorus chemical products. The Company is a professional manufacturer of phosphate ore mining, yellow phosphorus refining, sodium tripolyphosphate phosphate and sodium hexametaphosphate. As of the base date of assets evaluation, the capital contribution and shareholding of existing shareholders of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited are shown in the following table:

Name of Shareholders	Investment amount	Scale %
Norwest Chemical Pte Ltd Norwest	RMB 140 million	100

2． Current situation of corporate

The Company is located in Xiangliu Village, Gongxing Town, Mianzhu City, Sichuan Province. Due to the comprehensive rectification of exploration rights and mining rights in the Mianzhu Nature Reserve, the ecological environment of the mining area has been restored, which has led to the closure of the phosphate ore used in the production of The Company, which has led to the suspension of the company's production; as of the base date of this project, the assets under review have been unused for many years due to the suspension of the company's production, and daily special care.

(2) Users of other assessment reports agreed upon in the assets appraisal entrustment contract

The users of other assets appraisal reports stipulated in the assets appraisal entrustment contract are the assets transferees and the users of appraisal reports stipulated by national laws and regulations.

(3) Relationship between the principal and the holder of property right

The client of this assets appraisal project is the Company, the holder of property rights is the Company, and the client and the holder of property rights are the same company.

II. Purpose of appraisal

Determine the market value of the relevant assets group of the yellow phosphorus production line on the benchmark date, and provide value reference opinions for the disposal of assets of the Company; this economic behavior is approved by the minutes of the meeting of the Company.

III. Objects and Scope of Assessment

(1) Object and scope of assessment

Assets related to the Company's yellow phosphorus production line were evaluated.

The scope of assessment is the Company's yellow phosphorus production line-related assets; specifically, including 15 houses and buildings, 18 structures, 40 machines and equipment, 17 electronic equipment, and 1 land use right, the original cost was RMB 129.864 million, the total book value was RMB 101.0323 million, and the provision for impairment was RMB 44.8405 million. The total net book value was RMB 56.1917 million.

(2) Overview of the assets assessed

1. Assets of housing construction (structure) buildings

A total of 33 housing buildings (structures) declared by the Client, with original cost of RMB 37,331,119.41, book value of RMB 23,642,994.17, provision for impairment of RMB 9,835,951.99, and net book value of RMB 13,807,042.18. Appraisers and enterprise managers cleaned up the physical assets one by one according to the declaration form, and declared 33 buildings (structures), of which 25 were recorded as assets, 1 was off-account structure assets, and 7 were inventoried.

The Committee assessed that the building (structure) buildings were mainly constructed in 2014, mainly including production houses, office buildings and auxiliary houses, mainly based on frames and mixed structures, and some houses were simple structures; the Committee assessed that the building (structure) buildings were concentrated in the Company's factory area, and the company had stopped production as of the evaluation base date, and the building (structure) buildings in the factory area were idle.

2. Equipment Assets

The equipment declared by the Client includes machinery and equipment and electronic equipment, of which a total of 40 items (including 6 items of inventory surplus assets and 4 items of inventory deficit assets), the original cost of 83,823,361.79 yuan, the book value of 70,627,657.69 yuan, the provision for impairment of 34,997,100.46 yuan, the net book value of 35,637,839.14 yuan; 17 items of electronic equipment, the original book value of 64,930.00 yuan, the net book value of 11,587.38 yuan, the provision for impairment of 7,471.46 yuan, the net book value of 4,115.92 yuan.

The Committee assessed that the production of yellow phosphorus production line and electronic equipment were mainly purchased and constructed from 2013 to 2014. Due to the comprehensive rectification of exploration rights and mining rights in the Mianzhu Nature Reserve, the ecological environment of the mining area was repaired, which led to the closure of the phosphorus ore used in the production of the Company, which led to the

suspension of production and business, the equipment used in the production and office was idle, and daily special care. After interviewing the evaluation personnel, the equipment management personnel of the enterprise understood that during the period of asset production and operation, the normal use can be satisfied, routine regular maintenance and inspection, with no major mechanical failures.

3. Land use rights

The state-owned land use right included in the evaluation scope is 1, with an area of 54,862.70 square meters. The land is located at No. 1 Xiangliu Village, Gongxing Town, Mianzhu City. The parcel has an expected service life of 50 years. The transfer termination date is October 17th, 2061. The development degree is five connections and one level, the original cost is 8,644,564.50 yuan, and the book value is 6,742,760.11 yuan. The industrial land obtained by the holder company of property right by way of transfer. Based on the information gathered, the appraiser found that the land had been mortgaged with other rights, and the mortgagee was Chengdu Branch of Bohai Bank. Other information is as follows:

Number of land warrants	Land Location	Area ㎡	Original entry value (yuan)	Book value (yuan)
No.0002118 of Chuan(2017) Mianzhu City Real Estate Rights	Xiangliu Village, Gongxing Town, Mianzhu City	54,862.70	8,644,564.50	6,742,760.11

IV. Types of value and their definitions

(1) Types of Value

This assessment adopts the market value under the premise of continuous use within the remaining economic life of the assets to be evaluated as the selected value type.

(2) Definition of Value Type

Market value is an estimate of the value of a normal fair trade conducted by a voluntary buyer and a voluntary seller at the benchmark date of the assessment, acting rationally and without any coercion on their part.

Unless otherwise specified, the “market value” in this report refers to the market value of the object of assessment in the property (asset) trading market in the customs territory of China (mainland).

(3) Reasons for choosing the type of value

The reason for adopting the market value type is that the market value type is more reflective of the fairness and reasonableness of both parties to the transaction than other value types, so that the evaluation results can meet the needs of the purpose of this assessment.

V. Evaluation benchmark date

(1) According to the provisions of the asset valuation entrustment contract, the benchmark date for this assessment is December 31st, 2022.

(2) The determination of the benchmark date for evaluation is made by the client and the property right holder through consultation in accordance with the following specific circumstances:

1. The evaluation base date is close to the evaluation date, reducing the adjustment of physical quantities, and increasing the accuracy and transparency of market price inquiry and credit investigation;

2. This assessment benchmark date is as close as possible to the date of achievement of the evaluation objective, which is conducive to ensuring that the evaluation results effectively serve the evaluation objective.

(3) The price standards used in this evaluation work are all price standards valid on the evaluation benchmark date.

In the period approaching the selected assessment benchmark date, there were no major fluctuations in the international and domestic markets, the prices of various commodities, means of production and services were basically stable, and the market exchange rate of the RMB against foreign currencies was within the normal range of fluctuations. Therefore, the selection of the assessment benchmark date would not substantially affect the assessment results due to the differences in the time points of various market prices.

VI. Basis for Assessment

(1) Basis of conduct

1. The first general manager office meeting minutes of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited in 2023 ;

2. The Assets Appraisal Entrustment Contract signed by the Company and the Company;

(2) Legal basis

1. Assets Appraisal Law of the People's Republic of China (adopted at the 21st Meeting of the Standing Committee of the Twelfth National People's Congress of the People's Republic of China on July 2rd, 2016);

2. Civil Code of the People's Republic of China (adopted at the third session of the 13th National People's Congress on May 28th, 2020);

3. Urban and Rural Planning Law of the People's Republic of China (adopted at the 30th Meeting of the Standing Committee of the Tenth National People's Congress of the People's Republic of China on October 28th, 2007);

4. Urban Real Estate Management Law of the People's Republic of China (adopted at the 29th Meeting of the Standing Committee of the Tenth National People's Congress on August 30th, 2007);

5. Rules for the Implementation of the Interim Regulations on the Value Added Tax of the People's Republic of China (2016 Revision);

6. Notice for the Pilot Circular of the Business Taxes for VAT on Comprehensively Launching Project of State Administration of Taxation of the Ministry of Finance (Cai Shui [2016] No. 36);

7. Measures for the Financial Supervision and Administration of the Assets Appraisal Industry (Ordinance of the Ministry of Finance No. 86, 2017);

8. Other laws and regulations related to assets appraisal.

(3) Basis of the Guidelines

1. Basic Guidelines for Assets Appraisal (Finance [2017] No. 43);

2. Code of Professional Ethics for Assets Appraisal (Zhongpingxie [2017] No. 30);

3. Assets Appraisal Practice Guidelines — Procedures for Assets Appraisal (Zhongpingxie [2018] No. 36);

4. Practice Standards of Assets Appraisal — Assets Appraisal Report (Zhongpingxie [2018] No. 35);

5. Assets Appraisal Practice Guidelines — Assets Appraisal Entrustment Contract (Zhongpingxie [2017] No. 33);

6. Assets Appraisal Practice Guidelines — Assets Appraisal Files (Zhongpingxie [2018] No. 37);

7. Assets Appraisal Practice Guidelines — Assets Appraisal Methods (Zhongpingxie [2019] No. 35)

8. "Assets Appraisal Practice Guidelines — Intangible Assets" (Zhongpingxie [2017] No. 37);

9. Assets Appraisal Practice Guidelines — Real Estate (Zhongpingxie [2017] No. 38);

10. "Assets Appraisal Practice Guidelines — Machinery and Equipment" (Zhongpingxie [2017] No. 39);

11. Guidelines for the Appraisal Report of State-owned Assets of Enterprises (Zhongpingxie [2017] No. 42);

12. Quality Control Guidelines for Assets Appraisal Institutions (Zhongpingxie [2017] No. 46);

13. "Guiding Opinions on Assets Appraisal Value Type" (Zhongpingxie [2017] No. 47);

14. Guiding Opinions on the Legal Ownership of Assets Appraisal Objects (Zhongpingxie [2017] No. 48);

15. Code for Appraisal of Real Estate (GBT50291-2015);

16. Code for the Appraisal of Urban Land (GB/T-18508-2014).

(4) Basis of ownership

1. State-owned Land Use Certificate of the People's Republic of China;

2. Registration Certificate of Real Property;

3. Other documents of ownership, etc.

(5) Basis for collecting prices

1. The relevant agreements, financial, project cost settlement and other information of the company;

2. Interest rate quoted in the loan market issued by the Shanghai National Inter-Bank Offer Center on December 20th, 2022;

3. Information of market inquiry;

4. National macroeconomic and industry statistical analysis data;

5. Quota information such as current construction projects, installation projects, decoration projects, and municipal project consumption quotas in the asset location;

6. Information on the current material budget prices and construction budget estimates for the location of the assets;

7. Information on the project cost at the location of the asset;

8. Pre-construction and other cost standards promulgated by relevant state departments;

9. Local standards for the collection of upfront and other charges;

10. Evaluation personnel on-site survey records and other relevant valuation information.

(6) Other Reference Bases

1. Detailed List of Assets Inventory Appraisal Reports provided by the Company;

2. Interview records of relevant personnel of the Company;

3. Notes on Matters Related to Asset Appraisal Written by the Client and the Holder of Property Right;

4. Letter of Representation from the Client and the Holder of Property Right;

5. online real-time financial information terminal related to the capital market (Tongfa Shun iFinD data) ;

6. Other relevant information provided by the holder of property right.

VII.Appraisal method

(i) Selection of appraisal method

According to the basic guidelines for assets appraisal, the appraisal methods for determining the value of assets include the three basic methods of market law, income law and cost method and their derivative methods.

Assets appraisal professionals shall analyze the applicability of the above three basic methods according to the purpose of appraisal, appraisal object, value type, data collection, etc., and select the appraisal method according to law.

The appraisal method chosen for this evaluation is the cost method. The rationale for the selection of the appraisal method is as follows:

1． The return method is based on the expected utility theory of economics, that is, for investors, the value of the assets group lies in the expected future income of the assets

group. Although the income method does not directly use the real market reference to illustrate the current fair market value of the object of appraisal, it is the basic basis for determining the current fair market value of the assets group — the expected profitability of the assets group and the value in use, which can fully reflect the overall value of the assets group. From the perspective of the applicable conditions of the income method, since the property right holding company is in the stage of shutting down production and business, the assets group does not have independent profitability, so the income method is not applicable in this appraisal.

2. The market method is to evaluate the current fair market value of the appraisal object by reference in the real market. It has the characteristics of direct appraisal and appraisal method, intuitive appraisal process, direct appraisal data from the market, and strong appraisal results. Due to the lack of a fully developed and active capital market in China, it is difficult to accurately quantify and correct the similarity of comparable trading cases and evaluation objects, so the accuracy of the appraisal results of the market law is difficult to consider accurately, and the market law is based on the time impact of the capital market on the base date and does not consider the impact of market cyclical fluctuations.

3. Reason for cost method evaluation: The cost method is to determine the replacement cost on the basis of the current market value of the asset group rebuilt or repurchased under the premise of continuous use, and to determine the new rate through field survey and comprehensive technical analysis to estimate the value of the asset group. It is understood that the assets group to be evaluated can find the purchase price in the market, so the cost method is applicable to this appraisal.

Therefore, this appraisal uses the cost method to evaluate.

(ii) Presentation of appraisal method

1. Housing construction (structure) buildings

Based on the specific purpose of this appraisal, combined with the characteristics of each building to be evaluated (structure), this appraisal is based on the different uses, structural characteristics and use properties of the buildings (structure), and mainly uses the replacement cost method to evaluate (excluding the value of land use rights). That is, under the premise of continuous use, the replacement cost is determined on the basis of the current market value of the reconstruction of the asset, and the new rate is determined

through on-site survey and comprehensive technical analysis to calculate the appraisal value.

The appraisal of the main self-built (structural) buildings is based on the quantity of construction (structural) buildings according to the construction engineering data and the completion and settlement data, the replacement cost of construction (structural) buildings is calculated based on the current quota standards, construction fees, and loan interest rates. The new rate is comprehensively determined according to the service life of the construction (structural) buildings and the site survey of the construction (structural) buildings, and then the net evaluation value of the construction (structural) buildings is calculated.

Estimated value of building (structure) = replacement value x newness rate

① Reset full price

Replacement cost consists of construction installation cost, upfront and other expenses, management expenses, and capital costs.

A． Determination of cost of construction and installation

According to the national standard "Specification for Construction Works Bill of Quantities Pricing" (GB50500-2018); "Quantities Pricing Quotas of Sichuan Province Construction Works Bill" issued by Sichuan Provincial Department of Construction in 2009, "Quantities Pricing Quotas of Sichuan Province Construction Works Bill " issued by Sichuan Provincial Department of Construction in 2015 (Chuan Zaojiafa [2014] No. 439); Price information of labor, materials, machinery shifts, etc. issued by the engineering cost management agency; Notice of the Formula of Labor Cost Adjustment Coefficient General Station of Construction Cost Management of Sichuan Province in 2015 "Construction Bill of Quantities Pricing Quotas of Sichuan Province〉and the Table of Adjustment Range of Labor Cost and Unit Price of Day Labor of 2015 "Quantities Pricing Quotas of Sichuan Province's Construction Bill 〉 (Chuan JianjiaFa [2014] No. 33) and "Engineering Cost Information" by Sichuan Province in September 2022; for housing construction (structures) with complete engineering final (closing) information, according to its final (closing) amount of work, the current pricing standards of the relevant engineering quotas in Sichuan Province, the market price of labor, materials and machinery on the evaluation base date of the project location, using the adjustment method

to measure its construction and security costs; for no engineering final (closing) information or no complete engineering final (closing) information Housing construction (structure) buildings, its engineering drawings, on-site inspection of the architectural and structural characteristics and physical volume of work, we should reasonably determine the construction and safety costs with the current pricing standards of Sichuan Province and the relevant industry engineering quotas, the market price of labor and materials at the base date of the project location, or the current cost of similar or similar construction (structure) buildings in the region collected by the appraiser to master the applicable indicators, through analysis, calculation and comparison.

B． Earlier stage and determination of other costs

Preliminary costs include the construction project management fees, feasibility study fees, survey and design fees, construction drawing design document review fees, project bidding fees, construction supervision fees and other construction compaines for the construction of the project and other costs in addition to the construction cost, and the preliminary costs are determined in accordance with relevant documents.

C． Determination of cost of funds

For the calculation of capital costs for projects with large construction costs and construction periods of more than three months, the capital interest rate is determined according to the recent loan market quotation rate (LPR) issued by the Shanghai National Inter-bank Offer Rate Center on the evaluation base date, the preliminary and other costs are invested once before the construction starts, and the engineering costs and management fees are evenly invested during the construction period, calculated as follows:

Cost of capital = (construction cost of construction and installation/2 + (preliminary cost + other costs)) x annual interest rate x construction period

②Determination of the integrated newness rate

The theoretical rate of newness and site survey rate of newness combined to determine the comprehensive rate of newness, with a weight of 40% and 60% respectively.

A． Determination of theoretical newness rate

Theoretical rate of newness = (economic durable years - years of durable years) / economic durable years × 100%

= Still available years / (still durable years + used years) × 100%

B. Determination of site survey newness rate

The integrity level is determined by first dividing the main factors affecting the building's condition into three parts. These include: structural part, decoration part, and equipment part. Through the proportion of the above-mentioned parts in the cost of the building (structure), determine the standard score of each factor of different structures to form the building, and then confirm the intact score of each part according to the actual condition of the site survey and the intact grade according to this score.

C. Determination of the integrated newness rate

Comprehensive newness rate = theoretical newness rate × 40% + newness rate of site survey × 60%

③ Determination of appraisal value

Building appraisal value = replacement value × integrated newness rate

2. Machinery equipment

Based on the purpose of the appraisal, the equipment assets were appraised mainly with the cost method, i.e. the replacement cost was determined on the basis of the current market value of the reacquired asset under the premise of continuous use, while the newness rate was determined through site survey and comprehensive technical analysis, and the appraised value was calculated accordingly. The formula of cost method is:

Appraised value = replacement cost × newness rate

① Determination of replacement cost

For the equipment still in circulation in the current market, directly determine the purchase price of the equipment according to the current market price; for the equipment that has been eliminated, manufacturers no longer produce, the market is no longer in circulation, the use of similar equipment and the commission to assess the equipment comparison, taking into account the performance of the equipment, technical parameters, the use of functional differences, analysis to determine the purchase price. After determining the purchase price of the equipment, the relevant transportation and miscellaneous costs, installation and commissioning costs, equipment foundation costs,

other necessary and reasonable costs and capital costs are considered according to the specific conditions of the equipment to determine the replacement value of the equipment.

A. Machines and equipment that do not require installation

Full replacement cost = Equipment purchase price (including tax) - Deductible VAT

B. Machines and equipment to be installed

Full price of the replacement = purchase price of the equipment (including tax) + transportation and miscellaneous costs + foundation costs + security transfer costs + preliminary costs + capital costs - deductible VAT

Among them: a. Determination of equipment purchase price: General equipment is mainly to ask equipment manufacturers and sales units for information on the current market price of equipment, with appraisers to conduct market research on used equipment and collect information on current prices to determine the purchase price of equipment; for non-standard equipment, this appraisal is difficult to inquire about the same or similar product quotes for this type of equipment, considering that the production line is mainly made of stainless steel. It is proposed to determine the current purchase price of the equipment by querying the Tonghua Shun iFinD steel price index and making corrections to the main materials in accordance with the steel price index, and on this basis, taking into account the cost of the production parts, etc.

b. Determination of transportation and miscellaneous charges: domestic equipment transportation and miscellaneous charges refer to the purchase, transportation, storage, handling and other related costs incurred from the production plant to the site, which are equal to the product of the original price of the equipment and the transportation and miscellaneous rates. It is generally determined according to the weight, volume, transportation distance and transportation method of the equipment.

c. Determination of the foundation fee: according to the specific situation of the equipment, no equipment foundation is not considered; the foundation fee of small equipment is included in the equipment installation fee and considered together; other equipment is considered in accordance with the actual situation of the foundation rate.

d. Determination of installation and commissioning fees: Based on the weight and volume of the equipment, the complexity of equipment installation, the number of supporting devices during installation, and the complexity of commissioning, the installation and commissioning fees are determined by the relevant coefficients in the "Handbook of Common Data and Parameters for Latest Asset Valuation" and the data on

the installation and commissioning fees for construction cost settlement and recently purchased equipment.

According to the setting of the installation and commissioning rates of machinery and equipment in the "Manual of Common Data and Parameters for Latest Assets Appraisal", we took the installation and commissioning rates of the corresponding equipment according to the actual condition of the appraised equipment in this appraisal, while other general equipment such as power equipment, electrical equipment and lifting and transportation equipment were selected with reference to the relevant coefficients in the "Manual of Common Data and Parameters for Latest Assets Appraisal".

e. Determination for preliminary cost: consider the cost (including the design fees, engineering supervision, etc.) according to the specific situation of the assets.

f. Determination of capital cost: The capital cost is the capital cost of funds occupied by the project during the normal construction period. The cost of funds rate is the LPR loan rate that was recently being executed on the evaluation base date. According to the reasonable construction period, the capital is evenly invested during the whole construction period; the capital cost is not considered for the equipment that does not need to be installed and the installation period is short.

C． The equipment that is difficult to quote

Replacement object is determined by searching for the similar or comparable references in the market, to adjust for different variance factors.

D． The reference device can't be found in the market

For a small number of single equipment that cannot be quoted, the replacement value is mainly adjusted by the price index method based on the analysis and verification of its original cost composition.

② Determination of the newness rate

As the Company has been out of business for many years and has been poorly maintained, this appraisal is intended to determine the final mint rate on the basis of the mint rate of the age method.

For some of the electronic equipment within the appraisal scope, the market approach was adopted for the appraisal based on the second-hand market prices on the appraisal base date.

3、Land use rights

According to the "Regulations on Urban Land Appraisal" (hereinafter referred to as "Regulations"), the prevailing methods of the land use right appraisal are market comparison method, income reduction method, residual method, cost approximation method, and the correction method of base land value coefficient.

The methods for optional valuation	Market Law	Income Approach	Hypothesis Development Method	Cost Approximation Method	Method of Benchmark Land Price Amendment
Definition of valuation methods	Estimate the objective and reasonable price or value of the subject of the appraisal by comparing it with similar properties recently traded at the time of the appraisal and making appropriate corrections or adjustments.	Estimate the objective and reasonable price or value of the appraised object by selecting the appropriate rate of remuneration and discounting it to the point of valuation and adding it up.	Estimating the objective and reasonable price or value of the appraised object by deducting the estimated normal development costs, taxes and profits, etc. from the estimated value of the appraised object upon completion of development.	The value of land is determined based on the sum of all costs consumed in developing the land, with certain profits, interest, taxes payable and land appreciation gains.	In areas where the government has determined and published the benchmark land value, the price of the land subject to valuation is obtained by adjusting the benchmark land value of the lot in which the valuation object is located.
Whether to select	Select	No selection	No selection	Select	No selection
Reasons for the choosing the estimation method	There are recent cases of similar land transfer transactions in the market within the area of the subject of valuation, and relevant transaction information can be collected to meet the prerequisites for the application of	The object of valuation is land, and housing structures have been built to jointly serve the production and operation of enterprises, and it is difficult to accurately divide the independent income of land, so the income method is not	The valuation object is developed and utilized land without using the hypothetical development method.	The local government and relevant departments of the land published the relevant land acquisition compensation standard documents, and the acquisition cost and development cost of the land could be determined, so the cost approximation method was chosen	The latest benchmark land price of the urban area to which the valuation object belongs has not yet been released, and the benchmark land price has been released at a point far from the evaluation base date, so the

	the market method.	used.		for the appraisal.	benchmark land price method is not adopted.

In summary, we will use the market approach with the cost approximation method for land appraisal in this report.

VIII. Assessment of the process and implementation of procedures

The evaluation process was carried out in four main stages, and the main evaluation process was as follows:

(I) accept the commission

Negotiate with the principal, clarify the basic matters of the appraisal business, conduct comprehensive analysis and evaluation of its professional competence, independence and business risks, and sign the asset appraisal commission contract; identify the project leader, form the appraisal project team and prepare the appraisal plan; instruct the title holder to inventory the assets, fill in the asset appraisal declaration form and prepare the required documents for the appraisal.

(II) On-site investigation and collection of assessment information stage

Based on the specific circumstances of this appraisal engagement and in accordance with the requirements of the appraisal procedure guidelines and other relevant regulations, the appraisers conducted the necessary inventory verification of the assets involved in the subject of appraisal by means of inquiries, checks, surveys, inspections and spot checks, obtained appraisal information from various possible sources, verified the scope of appraisal, understood the current status of the subject of appraisal and paid attention to the legal ownership of the subject of appraisal.

(III) Assessment and estimation stage

The appraisers conduct necessary analysis, summarization and collation of the collected appraisal information to form the basis for evaluation and estimation. Based on the appraisal object, value type, appraisal information collection and other relevant conditions, they select the applicable appraisal method, choose the corresponding formula and parameters for analysis, calculation and judgment to form the preliminary appraisal results.

Based on the preliminary appraisal results of various types of assets, prepare the relevant appraisal notes, and on the basis of verification and confirmation that the appraisal results of specific asset items in the relevant appraisal notes are accurate and that no duplication or omission of appraisal work has occurred, conduct asset appraisal

summary analysis based on each asset appraisal note, determine the final appraisal conclusion and write the asset appraisal report.

(IV) Preparation and submission of the stage of assets evaluation report

Conduct necessary internal audits of appraisal reports and the implementation of appraisal procedures in accordance with relevant laws, regulations, asset appraisal standards and the internal quality control system of the appraisal institution; communicate with Sichuan Mianzhu Norwest Phosphate Chemical Company Limited or the relevant parties as permitted by the principal regarding the content of the appraisal reports as necessary; submit formal asset appraisal reports to Sichuan Mianzhu Norwest Phosphate Chemical Company Limited as required by the asset appraisal engagement contract Ltd.

IX. Assessment Assumptions

Due to the changing operating environment in which a business operates and the ever-changing factors that affect the value of assets, it is important to establish assumptions that allow valuation professionals to make value judgments about assets that fully support the valuation conclusions we reach. This evaluation is based on the following premises and assumptions:

(i) General assumptions

1． Trading Assumptions

Transaction assumptions assume that all assets to be appraised are already in the process of being transacted, and the appraisal professional conducts valuation based on simulated markets such as the transaction conditions of the assets to be appraised. Transaction assumptions are one of the most basic prerequisite assumptions for asset valuation to be performed.

2． Open Market Assumptions

The open market assumption assumes that for assets traded in the market, or proposed to be traded in the market, both parties to the asset transaction are on an equal footing with each other and have access to sufficient market information and time with each other to make rational judgments about the function and use of the asset and its transaction price, etc. The open market assumption is based on the assumption that assets are publicly tradable in the market.

(ii) Special assumptions

1． The valuation is premised on the underlying assumptions for the specific valuation purposes set out in this asset valuation report;

2. No significant changes assumption: It is assumed that there are no significant changes in the relevant national laws and regulations in force, the national macroeconomic situation, and no unforeseen significant changes in the external economic environment such as interest rates, exchange rates, taxation bases and rates, and policy levies and fees;

3. No adverse effect assumptions: It is assumed that no other human force majeure and unforeseen factors have a significant adverse effect on the assets to be valued by the titleholder.

4. Assumption of continued use of assets: It is assumed that the assets under appraisal will continue to be used in situ for their remaining economic useful life in the manner and use, scale, frequency and environment as expected at the base date, without considering the respective best use of each asset.

5. Assumption of truthfulness of data: It is assumed that the transaction data, etc. relied upon by the appraisers are true and reliable, and that the relevant basic and financial information provided by the title holder and the principal is true, accurate and complete;

6. Inflation-free assumption: It is assumed that the operating business or services measured in terms of currency are free from the effects of inflationary factors.

The results of this appraisal will generally be invalidated when events occur that are inconsistent with the foregoing assumptions.

X. Assessment conclusion

After the implementation of the appraisal procedures, the appraisal results of the assets appraised by the Commission as of the valuation date under the premise of continuous use in situ for the remaining economic life of the assets according to their expected use, usage, scale, frequency, environment, etc. are as follows:

The book value of the assets was RMB 56,917,000 and the appraised value was RMB 81,310,300 (in capital letters: RMB 81,300,000.00). The appraised value increased by RMB 25,118,600 as compared with the book value and the appreciation rate of 44.7%, as detailed in the following table:

Summary of asset appraisal's result

Holder of property rights: The Company Amount unit: RMB million

Items	Book value	Evaluate value	Increase or decrease	Value-Added Ratio

Assets Appraisal Report on the Assets Group related to the Yellow Phosphorus Production Line of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited

		A	B	C=B-A	D=C/A×100%
Building(construction) structure	1	1,380.70	3,578.11	2,197.41	159.15%
Machinery and equipment	2	3,563.78	3,504.53	-59.25	-1.66%
Electronic equipment	3	0.41	0.51	0.10	24.39%
Land use rights	4	674.28	1,047.88	373.60	55.41%
Total assets	**5**	**5,619.17**	**8,131.03**	**2,511.86**	**44.70%**

Analysis of the reasons for the assessment of the increase or decrease in value:

Compared with the book value of RMB 56,191,700, the appraisal conclusion of this project has increased in value by RMB 25,118,600, with an appreciation rate of 44.70%. The reasons for this appraisal increase or decrease are as follows.

1、The increase in value of fixed assets is mainly due to the provision for impairment in the financial audit of the enterprise;

2、The appreciation in value of intangible assets land use rights is mainly due to the appraisal appreciation of land use rights as a non-renewable resource after the enterprise acquired the land use rights. With the continuous economic and social development of the region, the market price has increased more significantly than the appraisal base date, and the book value of the enterprise reflects the balance after financial amortization, which integrally leads to the appraisal appreciation;

3、Machinery and equipment were purchased in an earlier age and some of the equipment were renewed and phased out more quickly resulting in an impairment of the appraisal; electronic equipment was purchased in an earlier age and renewed and phased out more quickly, and this appraisal used the second-hand market price for the equipment appraisal resulting in an impairment of the appraisal.

XI. Description of special matters

The following matters are not assessed and estimated by the Company's assessment personnel, but they may affect the assessment conclusions, and the users of this assessment report should pay special attention to them:

(1) Incomplete or defective information such as ownership

On the evaluation benchmark date, a total of 15 houses and buildings were included in the scope of assessment, of which 7 have been issued property certificates, the right holders are Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd., and 8 having not yet

been registered for housing property rights are:

S/N	registration of ownership	Building Name	Structure	Construction Date	Construction Area (㎡)	Remarks
1	Not Registered	Boiler room in Phase I of the Company	Simple	Jan. 31st, 2016	50.00	Not certified
2	Not Registered	Parking shed	Simple	April 30th, 2014	107.16	Inventory surplus assets
3	Not Registered	Packing room	Simple	April 30th, 2014	390.00	Inventory surplus assets
4	Not Registered	Deep-water well pump room	Brick masonry	April 30th, 2014	39.99	Inventory surplus assets
5	Not Registered	Domestic-sewage online monitoring room	Brick masonry	April 30th, 2014	6.00	Inventory surplus assets
6	Not Registered	Toner Collection Bank	Simple	April 30th, 2014	130.38	Inventory surplus assets
7	Not Registered	Crushing plant control room	Brick masonry	April 30th, 2014	17.2	Inventory surplus assets
8	Not Registered	Domestic-sewage disposal plant house	Brick masonry	April 30th, 2014	6.25	Inventory surplus assets

On the evaluation benchmark date, 18 structures in the scope of assessment, including 1 off-the-book structure fire pool, were declared as newly off-the-book properties by the Company in 2023, as detailed in the following table:

Name	Structure	Completion Date	Building volume (m3)	Remarks
Fire Pool	Concrete	April, 2014	1500	Inventory surplus assets

On the evaluation benchmark date, the machinery and equipment included in the evaluation scope were inventoried by staff of the Company and the related evaluation staffs. The inventory results showed that some machinery and equipment had inventory profit and inventory losses. The details were as follows:

Device Name	Unit of Measure	Quantity	Date of Acquisition	Book value (yuan)		Status
				Original value	Net Worth	
Loader (50E)	Set	1	April 30th, 2005	235,000.00	-	Nothing in kind
Loader	Set	1	Dec. 30th, 2002	143,000.00	-	Nothing in kind
Loader	Set	1	August, 30th, 2003	162,605.68	-	Nothing in kind
Loader	Set	1	Sept. 30th, 2008	53,000.00	2,650.00	Nothing in kind
Loader（ZL50E-3）	Set	1	Dec. 31st, 2013	-	-	inventory profit
Loader（ZL50E-3）	Set	1	Dec. 31st, 2012	-	-	inventory profit
wagon balance	Set	1	April 30th, 2014	-	-	inventory profit
Grabbing driving	Set	1	April 30th, 2014	-	-	inventory profit
driving on the 3th floor of the electric furnace factory	Set	1	April 30th, 2014	-	-	inventory profit
driving on the 3th floor of the electric furnace factory	Set	1	April 30th, 2014	-	-	inventory profit

Note: Among them, the slag driving, driving on the 4th floor of the electric furnace plant and the driving on the 3rd floor of the electric furnace plant are the new assets declared by the Company in 2023.

The inventory-profit inventory-profit loader was included in the scope of evaluation of this project, 2 inventory loaders (model: ZL50E-3) are in use under the benchmark date, and the user is Mianzhu Tuosen Renewable Resources Recycling Co., Ltd. The Company promised that the ownership of the assets assessed in this project belongs to it, and the property rights are not disputed, and it undertakes to bear all the responsibilities in the event of legal ownership disputes.

As of the evaluation benchmark date, the staffs of the Company and the related staff of evaluation verified the land use status of the Company and conducted an inventory of

the houses and buildings with land use rights. The inventory results showed that the houses were built outside the 70-acid workshop, and the construction party was the natural person named Zhou Zhihong. After confirmation with the client and the holder of property rights, since the ownership of the plant does not belong to the Company's assets, the evaluation is not included in the appraised value.

No.of Warrant	Name of Owner	Building Name	No. of Land Certificate	Structure	Construction Date	Construction Area (㎡)
None	None	70 Acid Workshop	No.0002118 of Chuan(2017) Mianzhu City Real Estate Rights	Brick structure/Simple	April 30th, 2014	467.68

The Company promises that except for the 70 acid workshop, the ownership of the assets in the scope of assessment belongs to it. There are no property rights disputes and controversies, and it undertakes to bear all responsibilities in the event of legal ownership disputes.

In accordance with the Company's representation, it is determined that in addition to the above matters, other assets in the scope of assessment don't include the incomplete or defective information such as ownership.

(2) The nature and amount of guarantees, leases and their contingent liabilities (contingent assets) and the relationship with the object of assessment

The Company and Chengdu Branch of Bohai Bank signed a working capital circulation loan contract, of which the amount of the real estate mortgage contract (Baocheng Fendi 2022 No. 20) is no more than RMB 19 million, with the time from December 2022 to December 2023. The Company and real estate mortgage contract of Chengdu Branch of Bohai Bank, pawn is: industrial real estate, warrant number: Sichuan (2017) Mianzhu City real estate right No. 0002118, of which 1 land use right with an area of 54862.7 square meters, 9 housing and buildings with an area of 11902.16 square meters, and the estimated value of RMB 42,644,000.00; including the loan amount of movable property mortgage contract does not exceed RMB 19 million, the time is from December 2022 to December 2023. The action property mortgage contract of the Company and Chengdu branch of Bohai Bank (Bohai Fendi 2022 No. 21), mortgage is: 6 sets of machinery and equipment (including electric furnace A of workshop section of yellow

phosphorus production, electric furnace B, crushing workshop section, batching workshop section, sewage treatment workshop section, and transformer workshop section), the valuation value is RMB 22,661,833.00. According to the data collected by the appraisers, the property and land use rights, all equipment have been mortgaged by Chengdu branch of Bohai Bank, and the mortgage hasn't been considered the impact on the value of the asset group.

According to the Company's representation, in addition to the above matters, the assets included in the scope of assessment do not involve other guarantees, leases and their contingent liabilities (contingent assets).

(3) Important use of expert work and related reports

The property rights holders of this project have suspended production and business for many years under the benchmark date. The equipment declaration and assessment provided by the enterprise finances are divided according to the yellow phosphorus production section. The management personnel left behind by the enterprise or the relevant engineering department personnel cannot provide a detailed list of equipment matching the asset groups of each section listed in the enterprise financial accounts. Based on the above, the project appraisers have sorted out the details of the asset group of each major section and carried out the on-site key asset inventory with the assistance of the enterprise personnel, referring to the relevant information in the "The Company’s 20,000 tons/yearly yellow phosphorus project and the overall demolition and settlement of the sodium tripolyphosphate device" of the Huahui project cost. Since the main equipment related to the yellow phosphorus production line is mostly the non-standard customization, it is difficult to obtain price information of the same or similar production equipment on the current market. Considering that the main material of the customized equipment is made of stainless steel, we also rely on the details of the cost of the main material of the equipment as described in the above settlement materials, obtain the main material and stainless-steel price change index through the Tonghua Shun iFinD, adjust the main consumables according to the price index, and integrate other necessary costs to determine the replacement value of the equipment.

(4) Major subsequent events

According to the Company's representation, from the date of the evaluation benchmark to the date of evaluation report, there are no impact assessment premises and evaluation conclusions, and major matters that need to be adjusted.

(5) Restrictions on the assessment procedures, remedial measures taken by the assessment body, and the impact on the assessment conclusions

In this project, the construction and quantity of unlicensed houses and concealed projects involved in the declared housing structure assets shall be based on the original construction and settlement information of the relevant projects provided by the property right holder or collected by the appraiser, and confirmed after on-site investigation and verification by the appraiser, the client and the property right holder; if the asset quantity data is found to be incorrect during the later transaction disposal, the evaluation results shall be adjusted accordingly.

The appraisers of this project failed to carry out comprehensive and in-depth technical testing (especially professional equipment assets) on all equipment assets within the scope of the declaration, and only understood and judged the equipment history and current situation through on-site investigation and inquiry of the equipment use, management and maintenance personnel of the property owner's enterprise; the evaluation assumed that the declared equipment assets under the base date could meet the normal production and operation, and there were no major mechanical failures. The evaluation price was based on this. If the objective facts did not match, the evaluation results were invalid.

(6) Pending matters such as laws and economics that exist on the evaluation benchmark date

According to the Company's representation, there are no pending matters such as laws and economics on the benchmark date of assets included in the scope of assessment.

(7) Defective circumstances in the economic acts corresponding to this asset appraisal that may have a significant impact on the appraisal conclusion

According to the Company's representation, there are no defects in the corresponding

economic behavior that have a significant impact on the evaluation conclusions.

(8) For the purposes of this report, "appraised value" refers to our reference opinion on the market value of the appraised assets for the purposes set out in this report, subject to the conditions of the appraised assets at the benchmark date and the external economic environment, and is not responsible for other uses.

(9) The appraisal conclusion in the appraisal report reflects that the appraised object **does not include the value of VAT determined according to the open market principle under the purpose of this appraisal** without taking into account the relevant expenses and taxes that should be borne during the process of property registration or ownership change of such assets. Don't make any provision for tax adjustment on the appraised value-added of the assets; the appraised conclusion should not be regarded as a guarantee of the realizable price of the appraised object.

(10) During the validity period of the valuation report after the valuation base date and up to December30th, 2023, if there are changes in the quantity of assets and valuation standards, the Principal shall give full consideration to and make corresponding adjustments in the actual valuation of the assets, instead of directly using the valuation conclusion.

XII. The restriction statement for use of assets valuation report

(i) This appraisal report shall only be used by the user of the appraisal report as set out in the assets appraisal engagement contract and only for the purpose and use of the appraisal as set out in the assets appraisal engagement contract.

(ii) If the principal or other users of the assets appraisal report do not use the asset appraisal report in accordance with the provisions of laws and administrative regulations and the scope of use stated in the assets appraisal report, the assets appraisal institution and its assets appraiser shall not be liable.

(iii) Except for the principal, other assets appraisal report users agreed in the assets appraisal engagement contract and assets appraisal report users stipulated by laws and administrative regulations, no other institution or individual can be the user of the assets appraisal report.

(iv) The user of the assets appraisal report shall correctly understand the appraisal conclusion, which is not equivalent to the realizable price of the appraisal object, and the

appraisal conclusion shall not be considered as a guarantee of the realizable price of the appraisal object.

(v) If all or part of the contents of this assets appraisal report are extracted, quoted or disclosed in the public media, the appraisal institution shall be required to review the relevant contents, and the contents of the appraisal report shall not be extracted, quoted or disclosed in the public media without the appraisal institution's review of the relevant contents, except as otherwise agreed by laws and regulations and the relevant parties.

(vi) This assets appraisal report shall be signed by the assets appraiser and sealed by the appraisal institution before it is officially used.

(vii) This appraisal conclusion is an objective and fair reflection of the market value of the assets relating to the yellow phosphorus production line of the Company at the time when December 31st, 2022 was taken as the valuation base date; this appraisal conclusion cannot be directly used in the event of material events after the valuation base date.

(viii) According to the "Asset Appraisal Practice Guideline - Asset Appraisal Report", "an asset appraisal report can only be used when the gap between the appraisal base date and the date of realization of the economic act does not exceed one year"; the validity period of the use of this appraisal conclusion is one year from the appraisal base date, i.e. from December 31st, 2022 to December 30th, 2023. This appraisal conclusion is valid for one year from the appraisal base date, i.e. from December 31, 2022 to December30th, 2023. If there is a significant change in the asset status and market conditions compared with the relevant conditions on the evaluation benchmark date, the client shall entrust the evaluation agency to perform the evaluation update business or re-evaluate.

XIII. Assets valuation report date

The official date of this appraisal report is March15th, 2023, which is the date on which the appraisal conclusions were formed.

Asset appraisal agency: ZhongMing（Beijing）Assets Appraisal International Co., Ltd

Asset Appraiser:

Asset Appraiser:

Annexes to the asset valuation report

Annex I: Minutes of meeting of the Company's Management meeting;

Annex II: A copy of the Business License of Legal Person of the principal and the title holder;

Annex III: Supporting information of the main tenure involved in the object of assessment (copy);

Annex IV: Original letter of representation from the principal and relevant parties;

Annex V: Original Letter of representation from the Asset Appraiser;

Annex VI: A copy of the "Business License of Enterprise Legal Person" of the assessment agency;

Annex VII: A copy of the appraisal agency filing documents;

Annex VIII: Copies of documents certifying the qualifications of the signed asset valuation professionals;

Annex IX: List of participants in the assessment.

The proposed issues of Assets Disposal of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited

The related Asset Group about the Yellow Phosphorus Production Line of Sichuan Mianzhu Norwest Phosphate Chemical Company Limited

List of appraisers participating in asset appraisal projects

Zhang Fang	Asset Appraiser
Zhang Jiarui	Asset Appraiser

Name of Unit: ZhongMing（Beijing）Assets Appraisal International Co., Ltd

Registered office: South of 18/F, East Block, No.1 Fuwai Street, Xicheng District, Beijing

Office Address: 18/F, Tower B, Lize SOHO Building, Fengtai District, Beijing

Zip code: 100073 E-mail: zmgjcpv@163.com

Tel: 010-51398654 URL: www.zmgjcpv.com

This document no.: Q2304117 is translated and certified as a true translation of the original document by Elite Asia (SG) Pte. Ltd. (Company Reg No.: 200811981E) on the 13 April 2023

ELITE ASIA Authorized Signature
Tel: +65 65657166

NOTICE OF EXTRAORDINARY GENERAL MEETING

ASIAPHOS LIMITED
(Company Registration no. 201200335G)
(Incorporated in the Republic of Singapore)

*All capitalised terms used in this Notice of EGM which are not defined herein shall have the same meanings ascribed to them in the Circular to the Shareholders of the Company dated 14 April 2023 (the "**Circular**") in relation to the Proposed Transactions.*

Shareholders should note that: Ordinary Resolution 1 is contingent upon passing Ordinary Resolutions 2 and 3; Ordinary Resolution 2 is contingent upon passing Ordinary Resolutions 1 and 3; Ordinary Resolution 3 is contingent upon passing Ordinary Resolutions 1 and 2; and Ordinary Resolution 4 is contingent upon passing Ordinary Resolutions 1, 2, and 3.

Shareholders should note that Ordinary Resolutions 1, 2, and 3 are contingent upon the passing of one another. This means that if any of the Proposed Resolutions are not approved by Shareholders at the EGM, none of the Proposed Resolutions (including Ordinary Resolution 4) would be passed.

NOTICE IS HEREBY GIVEN that the Extraordinary General Meeting ("**EGM**") of AsiaPhos Limited (the "**Company**") will be held at 22 Kallang Avenue, #03-02 Hong Aik Industrial Building, Singapore 339413 on Saturday, 29 April 2023 at 10.30 a.m. (or such time immediately after the conclusion of the annual general meeting of the Company convened on the same day and at the same place at 10.00 a.m.) for the following businesses:

ORDINARY RESOLUTION 1:

PROPOSED LEASE

THAT contingent upon passing Ordinary Resolutions 2 and 3:

(a) approval be and is hereby given for Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd., a wholly-owned subsidiary of the Company, to temporarily lease out the P4 Plant to Sichuan Rongda Yuexiang Chemical Group Co., Ltd. for a period of one year from the effective date of the Cooperation Agreement, in accordance with the terms as set out in Section 2.3.1 of the Circular; and

(b) the Directors of the Company and each of them be and are hereby authorised and empowered to complete and do all such acts and things (including without limitation, to negotiate and execute all such documents as may be required, to approve any variations, supplements, amendments, alterations or modifications to any documents, and to sign, file and/or submit any notices, forms and documents with or to the relevant authorities) as they may consider necessary, desirable, expedient or in the interests of the Company to give effect to the matters contemplated by this resolution.

ORDINARY RESOLUTION 2:

PROPOSED SALE OPTION

THAT contingent upon passing Ordinary Resolutions 1 and 3:

(a) approval be and is hereby given to Sichuan Mianzhu Norwest Phosphate Chemical Co., Ltd. the right to sell its entire equity interests in the New Company to Sichuan Rongda Yuexiang Chemical Group Co., Ltd. in accordance with the terms and provisions as set out in the Cooperation Agreement; and

(b) the Directors of the Company and each of them be and are hereby authorised and empowered to complete and do all such acts and things (including without limitation, to negotiate and execute all such documents as may be required, to approve any variations, supplements, amendments, alterations or modifications to any documents, and to sign, file and/or submit any notices, forms and documents with or to the relevant authorities) as they

may consider necessary, desirable, expedient or in the interests of the Company to give effect to the matters contemplated by this resolution.

ORDINARY RESOLUTION 3:

PROPOSED DISPOSAL AS A MAJOR TRANSACTION

THAT contingent upon passing Ordinary Resolutions 1 and 2:

(a) pursuant to Chapter 10 of the Catalist Rules, approval be and is hereby given for the proposed disposal of the P4 Plant to Sichuan Rongda Yuexiang Chemical Group Co., Ltd. as a major transaction (the "**Proposed Disposal**");

(b) approval be and is hereby given for the Proposed Disposal at the consideration of approximately RMB40.59 million, on the terms and conditions of the Cooperation Agreement; and

(c) the Directors of the Company and each of them be and are hereby authorised and empowered to complete and do all such acts and things (including without limitation, to negotiate and execute all such documents as may be required, to approve any variations, supplements, amendments, alterations or modifications to any documents, and to sign, file and/or submit any notices, forms and documents with or to the relevant authorities) as they may consider necessary, desirable, expedient or in the interests of the Company to give effect to the matters contemplated by this resolution.

ORDINARY RESOLUTION 4:

PROPOSED AUTHORISATION

THAT contingent upon passing Ordinary Resolutions 1, 2 and 3:

the Directors of the Company and the authorised corporate representative of the Company and each of them be and are hereby authorised and empowered to complete and do all such acts and things (including negotiating and executing all such documents and ancillary agreements and to make all such variations, supplements and amendments thereto as may be required in connection with the Proposed Lease, the Proposed Sale Option, and the Proposed Disposal) as may be considered necessary, desirable or expedient in the interests of the Company, not prejudicial to the Company and its Shareholders and in compliance with all relevant laws, rules and regulations, to give effect to Ordinary Resolutions 1, 2 and 3, being the Proposed Lease, the Proposed Sale Option and the Proposed Disposal as a major transaction and to the Cooperation Agreement as they/he may be deemed fit (the "**Proposed Authorisation**"),

By Order of the Board

Ngiam May Ling
Company Secretary
Singapore,
14 April 2023

Notes:

General

1. The Extraordinary General Meeting ("**EGM**") will be held in a wholly physical format at 22 Kallang Avenue, #03-02 Hong Aik Industrial Building, Singapore 339413 on Saturday, 29 April 2023 at 10.30 a.m. (or such time immediately after the conclusion of the annual general meeting of the Company convened on the same day and at the same place at 10.00 a.m.), pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. **There will be no option to participate virtually.** This Notice will be sent to members by electronic means via publication on the SGX website at

https://www.sgx.com/securities/company-announcements.

Register in person to attend the EGM

2. Members (including SRS investors) and (where applicable) duly appointed proxies can attend the EGM in person. To do so, they will need to register in person at the registration counter(s) outside the EGM venue on the day of the event. Please bring along your NRIC/passport to enable the Company to verify your identity. The Company reserves the right to refuse admittance to the EGM if the attendee's identity cannot be verified accurately. Members are advised not to attend the EGM if they are feeling unwell.

3. Members holding shares through relevant intermediaries (other than SRS investors) who wish to participate the EGM in person should instead approach his/her Relevant Intermediary (as defined in Note 15 below) by **10.30 a.m. on 20 April 2023** to make the necessary arrangements.

Submission of questions

4. Members (including SRS investors) may submit questions related to the resolutions to be tabled for approval at the EGM to the Chairman of the Meeting, in advance of the EGM. To do so, their questions must be submitted in the following manner by **10.30 a.m. on 21 April 2023**:

   (a) via electronic mail to cosec@asiaphos.com; or

   (b) via post to the registered office of the Company at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632

5. When submitting questions via email or by post, members should provide the Company with the following details to enable the Company to verify their status as members: (i) status: individual shareholder or corporate representative; (ii) full name/full company name (as per CDP/SRS/Scrip-based records); (iii) NRIC/FIN/Passport No./UEN; and (iv) electronic mail address; and (v) contact number (optional).

6. The Company will address substantial and relevant questions related to the Ordinary Resolutions to be tabled at the EGM for approval by publishing its responses to such questions on the SGX website at https://www.sgx.com/securities/company-announcements **after the close of market on 25 April 2023**.

7. Members (including SRS investors), and (where applicable) duly appointed proxies can ask the Chairman of the Meeting substantial and relevant questions related to the resolutions to be tabled for approval at the EGM, at the EGM itself.

8. We will address any subsequent clarifications sought, or substantial and relevant follow-up questions (which are related to the resolutions to be tabled for approval at the EGM) received after 10.30 a.m. on 21 April 2023 which have not already been addressed prior to the EGM, as well as those substantial and relevant questions received at the EGM, at the EGM itself.

9. Where substantially similar questions are received, we will consolidate such questions and consequently not all questions may be individually addressed.

10. The Company will publish the minutes of the EGM on the SGX website within one (1) month after the date of EGM. The minutes of the EGM will contain substantial and relevant questions from members related to the resolutions to be tabled for approval at the EGM, as well as responses from the Board of Directors and Management.

Voting at the EGM

11. Members (including SRS investors) can vote at the EGM themselves or through duly appointed proxy(ies). Members who wish to appoint a proxy(ies) must submit an instrument appointing a proxy(ies) in accordance with the instructions on the proxy form.

12. The instrument appointing a proxy(ies) must be submitted to the Company in the following manner:

    a. if submitted by post, be deposited at the registered office of the Company at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

    b. if submitted electronically, be submitted via email to cosec@asiaphos.com,

    in either case by **10.30 a.m. on 27 April 2023**, being not less than 48 hours before the time appointed for the holding of the EGM.

    A member who wishes to submit an instrument appointing a proxy(ies) must download a copy of the Proxy Form from the SGX website, and complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above. A member who wishes to appoint a proxy(ies) for the EGM should refer to the instructions on the Proxy Form for more details.

13. Completion and submission of the instrument appointing a proxy or proxies by a member will not prevent him/her from attending, speaking and voting at the EGM if he/she so wishes. The appointment of a proxy or proxies for the EGM shall be deemed to be revoked if the member attends the EGM in person, and in such event, the Company reserves the right to refuse to admit any person or persons appointed under the relevant instrument appointing a proxy or proxies, to the EGM.

14. SRS investors:

    (a) may vote at the EGM if they are appointed as proxies by their SRS Operators, and should contact their SRS Operators if they have any queries regarding their appointment as proxies; or

    (b) may appoint the Chairman of the Meeting as proxy to vote on their behalf at the EGM, in which case they should approach their respective SRS Operators to submit their votes by **10.30 a.m. on 20 April 2023**.

15. A "Relevant Intermediary" means:

    (i) a banking corporation licensed under the Banking Act 1970, or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds shares in that capacity;

    (ii) a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds shares in that capacity; or

    (iii) the Central Provident Fund Board ("CPF Board") established by the Central Provident Fund Act 1953, in respect of shares purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Shares in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

Important reminder

16. The Company may be required to change its arrangements for the EGM at short notice. Members are requested to check the SGX website at https://www.sgx.com/securities/company-announcements for the latest updates on the status of the EGM.

Personal Data Privacy:

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the Extraordinary General Meeting and/or any adjournment thereof, a member of the

Company (i) consents to the collection, use and disclosure of the member's personal data by the Company (or its agents or service providers) for the purpose of the processing, administration and analysis by the Company (or its agents or service providers) of proxies and representatives appointed for the Extraordinary General Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Extraordinary General Meeting (including any adjournment thereof), and in order for the Company (or its agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the member discloses the personal data of the member's proxy(ies) and/or representative(s) to the Company (or its agents or service providers), the member has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Company (or its agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the member will indemnify the Company in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the member's breach of warranty.

*This Notice has been reviewed by the Company's Sponsor, Asian Corporate Advisors Pte. Ltd. (the "**Sponsor**"). It has not been examined or approved by the Singapore Exchange Securities Trading Limited (the "**Exchange**") and the Exchange assumes no responsibility for the contents of this Notice, including the correctness of any of the statements or opinions made or reports contained in this Notice.*

The contact person for the Sponsor is Mr. Liau H.K., at 160 Robinson Road, #21-05 SBF Center, Singapore 068914, Telephone number: 6221 0271

PROXY FORM

ASIAPHOS LIMITED
(Company Registration No. 201200335G)
(Incorporated in the Republic of Singapore)

IMPORTANT:

1. The Extraordinary General Meeting ("**EGM**") will be held in a wholly physical format at the venue, date and time stated below pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. **There will be no option to participate virtually.** The Notice of EGM dated 14 April 2023 and this Proxy Form will be sent to members by electronic means via publication on the SGX website at the URL https://www.sgx.com/securities/company-announcements.
2. Arrangements relating to registering in person to attend the EGM, submission of questions, addressing of substantial and relevant questions and voting at the EGM are set out in the Notice of EGM dated 14 April 2023.
3. **Please read the notes overleaf which contain instructions on, *inter alia*, the appointment of proxy(ies).**
4. For SRS investors who have used their SRS monies to buy AsiaPhos Limited shares, this Proxy Form is not valid for use by SRS investors and shall be ineffective for all intents and purposes if used or purported to be used by them. SRS investors (a) may vote at the EGM if they are appointed as proxies by their respective SRS Operators, and should contact their respective SRS Operators as soon as practicable if they have any queries regarding their appointment as proxies, or (b) may appoint the Chairman of the Meeting as proxy to vote on their behalf at the EGM, in which case they should approach their respective SRS Operators to submit their votes by 10.30 a.m. on 20 April 2023.

Personal Data Privacy
By submitting an instrument appointing a proxy(ies) and/or representative(s), the member accepts and agrees to the personal data privacy terms set out in the Notice of EGM dated 14 April 2023.

PROXY FORM

EXTRAORDINARY GENERAL MEETING

I/We (Name) _____ (NRIC/FIN/Passport No./UEN) _____

of (Address) _____

being a member/members of AsiaPhos Limited (the "**Company**"), hereby appoint:

Name	**NRIC/Passport No.**	**Proportion of Shareholdings**	
		Number of Shares	**%**
Address			

and/or (delete as appropriate)*

Name	**NRIC/Passport No.**	**Proportion of Shareholdings**	
		Number of Shares	**%**
Address			

or failing the person, or either or both of the persons, referred to above, the Chairman of the Meeting as my/our proxy/proxies to attend, speak and vote for me/us on my/our behalf at the Extraordinary General Meeting (the "**Meeting**" or "**EGM**") of the Company to be held at 22 Kallang Avenue, #03-02 Hong Aik Industrial Building, Singapore 339413 on Saturday, 29 April 2023 at 10.30 a.m. (or such time immediately after the conclusion of the annual general meeting of the Company convened on the same day and at the same place at 10.00 a.m.) and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against, or to abstain from voting on, the Resolutions to be proposed at the Meeting as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/her/their discretion, as he/she/they will on any other matter arising at the Meeting and at any adjournment thereof.

No.	**Resolutions Relating to:**	**For^**	**Against^**	**Abstain^**
1	Proposed Lease			
2	Proposed Sale Option			
3	Proposed Disposal as a major transaction			
4	Proposed Authorisation			

^ *Voting will be conducted by poll. If you wish your proxy/proxies to cast all your votes "For" or "Against" a Resolution, please tick in the "For" or "Against" box provided in respect of that Resolution. Alternatively, please indicate the number of votes "For" or "Against" in the "For" or "Against" box provided in respect of that Resolution. If you wish your proxy/proxies to abstain from voting on a Resolution, please tick in the "Abstain" box provided in respect of that Resolution. Alternatively, please indicate the number of shares that your proxy/proxies is/are directed to abstain from voting in respect of that Resolution. In the absence of specific directions in respect of a Resolution as to voting, the proxy/proxies will vote or abstain as he/she/they may think fit, as he/she/they will on any other matter arising at the Meeting.*

Dated this ..... day of 2023

Total Number of Shares in:	**Number of Shares**
(a) CDP Register	
(b) Register of Members	

.....
Signature of Shareholder(s)
or, Common Seal of Corporate Shareholder

IMPORTANT: PLEASE READ NOTES OVERLEAF

PROXY FORM

Notes:

1. A member should insert the total number of shares held. If the member has shares entered against his/her/its name in the Depository Register (maintained by The Central Depository (Pte) Limited), he/she/it should insert that number of shares. If the member has shares registered in his/her/its name in the Register of Members (maintained by or on behalf of the Company), he/she/it should insert that number of shares. If the member has shares entered against his/her/its name in the Depository Register and registered in his/her/its name in the Register of Members, he/she/it should insert the aggregate number of shares entered against his/her/its name in the Depository Register and registered in his/her/its name in the Register of Members. If no number is inserted, this Proxy Form shall be deemed to relate to all the shares held by the member.

2. (a) A member who is not a relevant intermediary is entitled to appoint not more than two proxies to attend, speak and vote at the Meeting. Where such member's form of proxy appoints more than one proxy, the proportion of the shareholding concerned to be represented by each proxy shall be specified in the form of proxy.

   (b) A member who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote at the Meeting, but each proxy must be appointed to exercise the rights attached to a different share or shares held by such member. Where such member's form of proxy appoints more than two proxies, the number and class of shares in relation to which each proxy has been appointed shall be specified in the form of proxy.

   "**Relevant intermediary**" has the meaning ascribed to it in Section 181 of the Companies Act 1967.

   A member can appoint the Chairman of the Meeting as his/her/its proxy, but this is not mandatory.

3. A proxy need not be a member of the Company.

4. The instrument appointing a proxy or proxies must be submitted to the Company in the following manner:

   (a) if submitted by post, be deposited at the registered office of the Company at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

   (b) if submitted electronically, be submitted via email to cosec@asiaphos.com,

   in either case by 10.30 a.m. on 27 April 2023, being not less than 48 hours before the time appointed for the holding of the Meeting. A member who wishes to submit an instrument appointing a proxy or proxies must download a copy of the Proxy Form from the SGX website, and complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

5. Completion and submission of the instrument appointing a proxy or proxies by a member will not prevent him/her from attending, speaking and voting at the Meeting if he/she so wishes. The appointment of a proxy or proxies for the Meeting shall be deemed to be revoked if the member attends the Meeting in person, and in such event, the Company reserves the right to refuse to admit any person or persons appointed under the relevant instrument appointing a proxy or proxies, to the Meeting.

6. The instrument appointing a proxy or proxies must be under the hand of the appointor or of his/her attorney duly authorised in writing. Where the instrument appointing a proxy or proxies is executed by a corporation, it must be executed either under its seal or under the hand of an officer or attorney duly authorised.

7. Where the instrument appointing a proxy or proxies is signed on behalf of the appointor by an attorney, the power of attorney or other authority under which it is signed (if applicable) or a duly certified copy thereof must (failing previous registration with the Company), if the instrument appointing a proxy or proxies is submitted by post, be deposited with the instrument or, if the instrument appointing a proxy or proxies is submitted electronically via email, be emailed with the instrument, failing which the instrument may be treated as invalid.

8. A corporation which is a member may authorise by resolution of its directors or other governing body such person as it thinks fit to act as its representative at the Meeting, in accordance with Section 179 of the Companies Act 1967.

9. Any reference to a time of day is made by reference to Singapore time.

General:

The Company shall be entitled to reject the instrument appointing a proxy or proxies if it is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified in the instrument appointing a proxy or proxies (including any related attachment). In addition, in the case of shares entered in the Depository Register, the Company may reject any instrument appointing a proxy or proxies submitted if the member, being the appointor, is not shown to have shares entered against his/her/its name in the Depository Register as at 72 hours before the time appointed for the holding of the Meeting, as certified by The Central Depository (Pte) Limited to the Company.