Brief Introduction of

Shenzhen Shihua Assets Appraisal Land and Real Estate Appraisal Co., Ltd.

【Company Briefing】

Shenzhen Shihua Assets Appraisal Land and Real Estate Appraisal Co., Ltd. (hereinafter referred to as "Shihua Appraisal") was established in Second. May 29, 2012, registration number: 9144030059775930XR, registered capital: RMB 9 million, domicile: 3014-3016, Nanguang Jiejia Building, No. 3037, Shennan Middle Road, Futian Street, Futian District, Shenzhen, with approval for asset evaluation Qualifications and real estate appraisal qualifications.

Our asset evaluation qualification is the first domestic company that has been approved by the Ministry of Finance and authorized by the Ministry of Finance of Guangdong Province to specialize in asset evaluation after the promulgation and implementation of Order No. 64 of the Ministry of Finance of the People's Republic of China on the Approval and Supervision and Administration of Asset Evaluation Institutions. The approval document is Guangdong Provincial Department of Finance Document Yue Caigong [2012] No. 163 "Approval on the Approval of the Establishment of Shenzhen Shihua Asset Appraisal Land and Real Estate Appraisal Co., Ltd.", with chief appraiser office and assets Appraisal Department, Real Estate Appraisal Department, Land Appraisal Department, Marketing Department, Finance Department, Comprehensive Department, etc. Specializing in the evaluation of individual assets (including various types of land, real estate, machinery and equipment, current assets, intangible assets, etc.), asset portfolio evaluation, corporate value (including corporate assets, corporate construction projects, etc.) evaluation, other asset evaluations, and related Consulting business. All kinds of land, real estate, machinery and equipment, intangible assets, and enterprise value evaluation are the business advantages of Shihua Appraisal, and it is good at asset appraisal work with special asset structure and complex equity relationship.

Our qualification of real estate appraisal is in accordance with the "Urban Real Estate Management Law of the People's Republic of China", the "Administrative Licensing Law of the People's Republic of China" and the Ministry of Construction Order No. 142 of the People's Republic of China

"Administrative Measures for Real Estate Appraisal Institutions". The approval document is Guangdong Housing and Urban-Rural Development Department Document Yue Jian Xu Zhun [2015] No. 71 "Decision on Approving Administrative License", qualification level: 3 level. There are chief appraisers office, real estate appraisal department, land appraisal department, asset appraisal department, marketing department, finance department, comprehensive department, etc. Specializing in real estate appraisal, land asset appraisal; real estate brokerage, real estate and land project investment feasibility analysis; construction engineering consulting (operating with a valid engineering consulting unit qualification certificate), information consulting and corporate management consulting (excluding restricted projects), entrusted assets Management (not to engage in trust, financial asset management, securities asset management, etc.).

As the first national-level professional asset appraisal agency established in accordance with the latest national standards after the issuance and implementation of the Ministry of Finance Order No. 64, and the national-level professional real estate land asset appraisal agency established in accordance with the National Standards of the Ministry of Construction Order No. 142, Shihua make every effort to strictly follow the principle of honesty and trustworthiness, with "the world is China, and China is the world, striving to create a world-renowned and Chinese evaluation brand" as the Shihua team to establish a professional brand of asset evaluation Motto: "Shihua evaluation is the evaluation of co-creating a prosperous China, which is to promote the evaluation of the prosperity of the world through Shihua's efforts" as the noble mission given to Shihua team by history.

We have a group of professional appraisal technicians with exquisite expertise, familiar with policies, and rich practice experience. The Shihua team is mainly composed of former employees in Beijing Zhongqihua Assets Appraisal Co., Ltd. (qualified for securities industry appraisal) and Beijing Zhongtianheng Asset Appraisal Co., Ltd. (Securities Industry Appraisal Qualification), Shenzhen Tianjian Xinde Assets Appraisal Co., Ltd. (Securities Industry Appraisal Qualification), Shenzhen Guozhonglian Assets Appraisal Land and Real Estate Appraisal Co., Ltd. (Securities Industry Appraisal Qualification, Grade 1 Real Estate Appraisal Qualification, Grade A Land Appraisal qualifications) and other well-known appraisal institutions' professional appraisal technical backbones, of which more than 80% are professional and technical personnel with senior and intermediate titles; there are more than 50 employees, including: 10 Chinese registered asset appraisers and 5 registered real estate appraisers , 3 registered land appraisers, 5 Chinese certified public accountants, 3 registered cost engineers, 26 business personnel; college degree or

above accounted for 100%.

Our team has established appraisal business partnerships with more than 20 banks and nearly 20 courts in and outside Shenzhen, and has provided professional asset appraisal services to hundreds of enterprises in and out of Shenzhen, and has won various sectors of the society and relevant state departments' recognition.

High starting point, high standards, and strict requirements are the style that the Shihua team has always adhered to. Independence, objectivity, fairness, and science are the tenets of the Shihua team. Professionalism, integrity, innovation, and win-win are the eternal core values of the Shihua team. In the era of credit economy and information socialization, the Shihua team will always abide by professional ethics, be diligent and responsible, adhere to the quality of practice, protect public interests, assume social responsibilities, and provide domestic and international customers with high-quality, high-value-added professional evaluation service

【Professional team briefing】

Mr. Dong Jinshui

Education: Junior College

Title: Engineer, Economist Practicing

Qualification: China Registered Asset Appraisal

Current position: Chairman and General Manager of Shenzhen Shihua Assets Appraisal Land and Real Estate Appraisal Co., Ltd. General Manager of Shenzhen Shihua Real Estate Land Assets Appraisal Co., Ltd.

1997. 7 Obtained the title of Engineer of Jiangxi Province

1998. 11 Received the title of Economist from the Ministry of Personnel

2007.7 Obtained the qualification of certified asset appraiser in China by the Ministry of Finance

1978.9-1981. 7 graduated from Jiangxi Grain University with a major in mechanical and electrical engineering

1988.9-1991. 7 Graduated from Business Management, Department of Economics, Nanjing Institute of Food Economics

1981.8-1999. 5 Section Chief, Xinyu Grain and Oil Industry Company, Jiangxi Province

1999. 6-2005. 8 Project Manager of Shenzhen Tianjian Xinde Assets Appraisal Co., Ltd.

2005.9-2012.4 Manager of Shenzhen Guosong Assets Appraisal Co., Ltd.

2012.5 Chairman and General Manager of Shenzhen Shihua Asset Appraisal Land and Real Estate Appraisal Co., Ltd.

2014.10 General Manager of Shenzhen Shihua Real Estate Land Assets Appraisal Co., Ltd.

Mr. Dong Jinshui has been engaged in asset appraisal and real estate and land appraisal for more than 20 years. He has presided over the completion of Shenzhen Investment Holdings Co., Ltd., Shenye (Group) Co., Ltd., Shenzhen SEG Group Co., Ltd., Sanjiu Enterprise Group, and Shenzhen China National Nuclear Corporation. Group, Shenzhen Accord Pharmaceutical Co., Ltd., Shenzhen Lianhua Enterprise Development Co., Ltd. and other thousands of large and medium-sized projects, including hundreds of projects with an estimated value of more than 100 million yuan. He is good at corporate value evaluation, real estate evaluation, and land assets. Appraisal, intangible asset appraisal, machine equipment appraisal and other appraisal work, with solid theoretical knowledge and rich work experience. He has published articles in newspapers and periodicals many times. In 1998, he won the special prize in the essay competition for the 15th anniversary of the restoration of Xinyu City, Jiangxi Province. The "Xinyu City Feed Industry

Development Strategy" research project completed in 1990 won the Science and Technology Progress Award of Xinyu City, Jiangxi Province.

Mr. Wang Bin

Education: Bachelor's degree.

Title: Accountant

Qualifications: China Registered Asset Appraisal, China Registered Real Estate Appraisal, China Registered Auctioneer

Current position: Executive Director of Shenzhen Shihua Real Estate Land Asset Appraisal Co., Ltd Executive Deputy General Manager of Shenzhen Shihua Assets Appraisal Land and Real Estate Appraisal Co., Ltd.

After graduating from university, Mr. Wang Bin served as accountant, section chief and manager. Engaged in asset appraisal and real estate land appraisal work for nearly 20 years, presided over or participated in the completion of Shenzhen Shipping Group Co., Ltd., Shenzhen Tairan (Group) Co., Ltd., Shenye Shenzhen-Hong Kong (Group) Co., Ltd., and Shenzhen Yuhu Electric Power Co., Ltd. , Chengdu Chuankang Wanle Pharmaceutical Co., Ltd., Zhuhai Yueyufeng Iron and Steel Co., Ltd., Shenzhen Construction Engineering Co., Ltd. and other hundreds of large and medium-sized projects, including hundreds of projects with an estimated value of more than 100 million yuan. He has unique insights in enterprise value evaluation, real estate and land evaluation, and current asset evaluation.

Mr. Zhang Lei

Education: Bachelor's degree

Title: Accountant

Qualifications: Chinese registered asset appraisal, Chinese registered accountant, Chinese registered consulting engineer (investment)

Current position: Deputy General Manager of Shenzhen Shihua Asset Appraisal Land Real Estate Appraisal Co., Ltd.

1997.5 Obtained the title of accountant in Shandong Province

2011.4 Obtained the qualification of registered consulting engineer (investment) by the Ministry of Personnel

2002. 5 Obtained the qualification of certified public accountant from the Ministry of Finance

2001. 12 Obtained the qualification of China registered asset appraisal by the Ministry of Finance

Mr. Zhang Lei has been engaged in asset appraisal work for nearly 20 years, presided over or participated in the completion of Shenzhen Anxuan Investment Group Co., Ltd., Qingdao Public Transport Group Hongda Bus Co., Ltd., Shenzhen Sime Darby Automobile Industry Co., Ltd., Shantou Diyuan Shipping Co., Ltd. , Guochao Investment Group Co., Ltd., Jiangxi Shenzhen-Hong Kong Transportation Co., Ltd., Foshan Shunde District Shunlu Iron and Steel Trading Co., Ltd. and other hundreds of large and medium-sized projects, including hundreds of projects with an estimated value of more than 100 million yuan. Enterprise value appraisal, real estate and land appraisal, intangible asset appraisal and other appraisal work, have solid theoretical knowledge and rich practical experience.

Mr. Zou Gongquan

Education: Bachelor's degree

Title: Economist

Qualifications: China Registered Asset Appraisers, Expert Committee Expert of Shenzhen Association of Registered Assets Appraisers.

Current position: Deputy General Manager of Shenzhen Shihua Assets Appraisal Land and Real Estate Appraisal Co., Ltd.

After graduating from university, Mr. Zou Gongquan served as an economist, manager of the evaluation department, and director of evaluation technology. Engaged in asset appraisal work for more than ten years, presided over or participated in the completion of Shenzhen Poly City Industrial Co., Ltd., Shenzhen Feiliu Beverage Industrial Co., Ltd., Guangzhou South Express Passenger Transport Co., Ltd., Shenzhen Lixing Fengda Plastic Co., Ltd., Huizhou City Nianfeng Cereals and Oils Co., Ltd., Shenzhen Nanshan Roulian Factory and other hundreds of project asset evaluation work, good at enterprise value evaluation, financial non-performing asset evaluation, machine equipment evaluation and individual asset evaluation.

Mr. Xiao Jie

Education: MBA

Title: Senior Accountant, Accountant, Auditor

Qualifications: Chinese registered asset appraisers, Chinese certified public accountants, Chinese certified tax agents, international certified internal auditors, corporate legal advisors

Current position: Technical Director of Shenzhen Shihua Assets Appraisal Land and Real Estate

Appraisal Co., Ltd.
In 1996, he obtained the title of Accountant in Guangdong Province
In 2006, he was awarded the title of auditor of the National Audit Office
In 2007, he was awarded the title of Economist by the Ministry of Personnel
In 2011, he was awarded the title of senior accountant in the personnel department
In 1996, he obtained the qualification of certified public accountant from the Ministry of Finance
In 2005, he was certified as a certified tax agent by the State Administration of Taxation In 2007, he obtained the qualification of certified asset appraiser in China by the Ministry of Finance Obtained the qualification of corporate legal counsel from the Ministry of Justice in 2007
In 2011, he was certified as an international certified internal auditor
1994.9-1997. 7 Graduated from Tianjin University of Finance and Economics with a bachelor's degree in accounting
2009. 9-2012. 7 MBA graduated from Hohai University
1997. 8-2000. 12 Project Manager, Shenzhen Zhengfeng Lifu Certified Public Accountants
2001. 1-2012.4 Manager, Shenzhen Zhongshenxin Asset Appraisal Co., Ltd.
2012.5 Technical Director of Shenzhen Shihua Asset Appraisal Land and Real Estate Appraisal Co., Ltd.

Mr. Xiao Jie was awarded the title of "2009 China Accounting Model", "2010 Outstanding MBA Student of Hohai University", "2011 Shenzhen Advanced Accounting Worker (CPA Series)", and is a science and technology expert of Shenzhen Science and Technology Bureau . Engaged in asset appraisal work for nearly 20 years, presided over or participated in the completion of Shenzhen Bus Group Co., Ltd., Shenzhen Kangdaer (Group) Co., Ltd., Sinopharm Holding Guangzhou Co., Ltd., Shenzhen Fengruixiang Cultural Development Co., Ltd., Shenzhen Fuhuade Power Co., Ltd., TCL Optoelectronics Technology (Huizhou) Co., Ltd. and other hundreds of large and medium-sized project asset evaluation work, familiar with intangible asset evaluation, enterprise value evaluation, real estate evaluation, land evaluation, especially in real estate evaluation, land evaluation and enterprise value evaluation He has unique insights in integrating into a unified value evaluation system.

Ms. Fan Dongjing
Education: Bachelor's degree
Title: Accountant
Qualifications: Chinese registered asset appraisers, Chinese certified public accountants, experts in the expert database of the Chinese Institute of Certified Public Accountants

Current position: Business Director of Shenzhen Shihua Assets Appraisal Land and Real Estate Appraisal Co., Ltd.
1997.5 Obtained the title of accountant in Guangdong Province
2001.4 Obtained the qualification of the Ministry of Finance as a registered asset appraiser in China
1998. 4 Obtained the qualification of certified public accountant in China by the Ministry of Finance
1993. 7-1996. 7 Graduated from Taxation Department of Changchun Taxation College
1996. 7-1999. 9 Chief Financial Section of Changchun Medicinal Materials Company
1999-2002.7 Graduated from Finance and Accounting, Business School of Jilin University
2002.7-2004.10 Project Manager, Beijing Zhongtianheng Assets Appraisal Co., Ltd.
2004. 11-2007. 7 Project Manager, Shenzhen Tianjian Xinde Assets Appraisal Co., Ltd.
2007. 7-2012.4 Project Manager, Shenzhen Zhongzhou Assets Appraisal Co., Ltd.
2012.5 Business Director of Shenzhen Shihua Asset Appraisal Land and Real Estate Appraisal Co., Ltd.

Ms. Fan Dongjing was selected into the expert database of the Chinese Institute of Certified Public Accountants in 2007 and became an audit expert. Engaged in asset appraisal work for more than ten years, presided over or participated in the completion of China Zhenhua Electronics Group Co., Ltd., Shenzhen Pengji (Group) Co., Ltd., Shenzhen Sime Darby Automotive Industry Co., Ltd., Foshan Nanhai Dali Power Plant, Shenzhen Asset evaluation work for hundreds of large and medium-sized projects such as Tongsan Lixing Co., Ltd. and Yunnan Jianzhijia Chain Health Pharmacy Co., Ltd., specializing in enterprise value evaluation, intangible asset evaluation, and machine equipment evaluation.

统一社会信用代码

91440300597759 30XR

营业执照

（副 本）

名　　称　深圳世华资产评估土地房地产估价有限公司

类　　型　有限责任公司

成立日期　2012年05月29日

法定代表人　董金水

住　　所　深圳市福田区福田街道福南社区深南中路3037号南光捷佳大厦3014、3016

重要提示

1. 商事主体的经营范围由章程确定，经营范围中属于法律、法规规定应当经批准的项目，取得许可审批文件后方可开展相关经营活动。
2. 商事主体经营范围和许可审批项目等有关企业信用事项及年报信息和其他信用信息，请登录右下角的国家企业信用信息公示系统或扫描右上方的二维码查询。
3. 各类商事主体每年须于成立周年之日起两个月内，向商事登记机关提交上一自然年度的年度报告，企业应当按照《企业信息公示暂行条例》第十条的规定向社会公示企业信息。

登记机关　深圳市市场监督管理局

2020年　04月　10日

国家企业信用信息公示系统网址：http://www.gsxt.gov.cn

国家市场监督管理总局监制

资产评估
资格证书
（副本）

证书编号：47120001

批准机关：广东省财政厅

发证日期：2012年5月10日

机构名称	深圳市世华资产评估有限公司
办公地址	深圳市福田区深南中路3037号南光捷佳大厦2916室
首席合伙人（法定代表人）	董金水
批准文号	粤财工[2012]163号

资产评估范围：

从事单项资产评估、资产组合评估、企业价值评估、其他资产评估，以及相关的咨询业务。

序列号：00006984

中华人民共和国财政部统一印制

深圳市财政局文件

深财会〔2019〕43号

深圳市财政局关于深圳世华资产评估土地房地产估价有限公司的变更备案公告

（深财资备案〔2019〕14号）

深圳世华资产评估土地房地产估价有限公司报来的《资产评估机构变更事项备案表》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。

一、深圳世华资产评估土地房地产估价有限公司名称由原来的深圳市世华资产评估有限公司变更为深圳世华资产评估土地房地产估价有限公司。

二、深圳世华资产评估土地房地产估价有限公司股东由

原来的董金水：99%，王斌：1%；变更为董金水：40%，王斌：30%，龙伟：30%。

三、深圳世华资产评估土地房地产估价有限公司法定代表人由原来的董金水变更为王斌。

四、深圳世华资产评估土地房地产估价有限公司办公场所由原来的深圳市福田区福田街道深南中路南光捷佳大厦2622-2624变更为深圳市福田区福田街道福南社区深南中路3037号南光捷佳大厦3014、3016。

相关信息已录入备案信息管理系统，可通过财政部、中国资产评估协会官方网站进行查询。

特此公告。

深圳市财政局

2019年3月19日

信息公开选项：主动公开

抄送：市评协。

深圳市财政局秘书处　　2019年3月20日印发

中华人民共和国

房地产估价机构备案证书

REGISTRATION CERTIFICATE FOR REAL ESTATE APPRAISAL COMPANY IN THE PEOPLE'S REPUBLIC OF CHINA

机构名称：深圳市世华房地产土地资产评估有限公司

法定代表人：王斌
（执行事务合伙人）

住　　所：深圳市福田区福田街道深南中路南光捷佳大厦2622-2624

统一社会信用代码：91440300319332429C

备案等级：叁级

证书编号：粤房估备字叁0200001

有效期限：2018年12月29日止

发证机关（公章）

2017年03月22日

中华人民共和国住房和城乡建设部制