

華坊
CHFT



諮詢評估有限公司
ADVISORY AND APPRAISAL LTD.

CHFT Advisory and Appraisal

Hong Kong | Macau | Guangzhou | Singapore | Malaysia | Thailand | Japan | Vietnam | Indonesia | 2026

Introduction

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades, converging towards the top of the frame against a bright, overcast sky. The perspective creates a sense of height and architectural scale.

About Us

Introduction of CHFT

Introduction of CHFT

About Us



CHFT is a comprehensive capital market professional services firm, providing holistic and specialized services in advisory and appraisal, sustainability consulting, and capital market.

Our team has extensive experience in capital markets across Hong Kong, the United States, Singapore, and other regions, with a deep understanding of the various challenges and difficulties faced by our clients. By formulating rational and comprehensive strategies and tactics, we assist businesses in upgrading their operations, helping enterprises achieve their strategic ambitions.

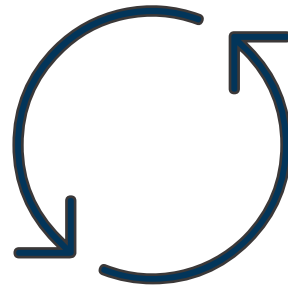
The main business segments of CHFT are as follows:



Valuation Advisory



Estate Surveying
Consulting



Sustainability
Advisory



Capital Markets



Overseas Expansion
Consulting



Why CHFT?

Communication

Emphasis on high communication skills between colleagues and clients, to ensure best deliverables to our clients

Global Vision & Local Intelligence

The ability to leverage our global vision to deliver our services that cater to local needs

Innovation

Ambition to develop new solutions and services, to challenge the tradition

Honesty

The ability to deliver our services to the highest business ethical standards and the assurance of the clients' best interests for every task

Excellence

The capability to deliver high quality professional services, exceeding both our competitors' capabilities and the clients' expectations

Introduction of CHFT

Our Heritage



▼ 2018

- Partnering with a global advisory firm in Singapore to establish our presence in ASEAN Region
- Established CHFT Shenzhen branch and enlarged its coverage in the Greater Bay Area.

▼ 2015

- CHFT's client portfolio reached 300+ listed companies, with a focus in Hong Kong and Singapore and U.S. market.
- Listed as a panel valuer of the largest Asia REIT.

▼ 2014

- CHFT's core team established their own professional valuation and advisory business by partnering with a top-10 global accountancy firm.
- That same year, expanded the into audit-review work for auditing firms in Hong Kong and handled over 100 projects.

▼ 2000s

- Core member of CHFT began their consulting careers at CBRE, focusing on providing professional valuation services to the capital markets.
- They accomplished 60+ IPOs for clients in HK and Singapore.

▼ 2019

- Equity cooperation with Singapore Phillip Capital Group to consolidate business capabilities in several Southeast Asian countries.
- Established the Management & Financial Strategy Advisory team.

▼ 2020

- Established CHFT Macau branch and enlarged its coverage in the Greater Bay Area.

▼ 2022

- CHFT completed a number of merger/De-SPAC transactions and provided fairness opinion services in the U.S. market.
- Wrote the reference book *Applied Valuation in Hong Kong and Asia Capital Markets*.



▼ 2023-2024

- Established CHFT Guangzhou branch and enlarged its coverage in the Greater Bay Area.
- Established CHFT Singapore and Thailand branches and enlarged its coverage in the Southeast Asia.

Introduction of CHFT

Regional Presence



CHFT is headquartered in Hong Kong, and our subsidiaries span in the following areas:

- Hong Kong
- Guangzhou
- Macau
- Singapore
- Malaysia
- Thailand
- Indonesia
- Japan

The infographic is a large hexagonal graphic with a dark blue background. At the top left, it features the CHFT logo and the text '華坊 CHFT 諮詢評估 ADVISORY'. In the center, a gold hexagon contains the text 'Regional Presence 區域版圖'. Below this, a list of regions is shown with blue location pins: Hong Kong, China 中國香港; Mainland China 中國大陸; Macau, China 中國澳門; Singapore 新加坡; Malaysia 馬來西亞; Thailand 泰國; Indonesia 印尼; and Japan 日本. At the bottom left, a large '10th ANNIVERSARY' is displayed with a gold arrow pointing right. On the right side, a white hexagonal area titled 'Our Excellent Partners in Asia 展示我們的卓越的亞洲夥伴' lists various professional associations and their logos, categorized by region: Hong Kong, China 中國香港; Mainland China 中國大陸; Singapore 新加坡; Malaysia 馬來西亞; Thailand 泰國; Japan 日本; and Indonesia 印尼. The bottom right corner contains the text 'Ten Years of Establishment, A World of Future Possibilities. 創立十年 邁向無限未來'.

華坊 CHFT 諮詢評估 ADVISORY

Regional Presence 區域版圖

- Hong Kong, China 中國香港
- Mainland China 中國大陸
- Macau, China 中國澳門
- Singapore 新加坡
- Malaysia 馬來西亞
- Thailand 泰國
- Indonesia 印尼
- Japan 日本

10th ANNIVERSARY

Our Excellent Partners in Asia 展示我們的卓越的亞洲夥伴

Our Team Consists of Accredited and Members of Leading Associations
我們的團隊來自不同的認證機構及協會會員

Hong Kong, China 中國香港

- ib
- RICS
- IVSC MEMBER
- ASA
- CFA
- CPA

Mainland China 中國大陸

- ACCA
- Think Ahead
- CESGA
- ICSD
- WELL AP
- 中國房地產產權與房地產經紀人學會
- 中國土地估價師與土地經紀人協會

Singapore 新加坡

- IMS
- ISCA

Malaysia 馬來西亞

- RICS

Thailand 泰國

- VAT
- SEC

Japan 日本

- MLIT
- 国土交通省

Indonesia 印尼

- APPI
- INKINDO

Ten Years of Establishment, A World of Future Possibilities. 創立十年 邁向無限未來



Global Vision

Our Services

- Our team consists of professional registered surveyors, business valuers, accountants, chartered financial analysts, etc., all of whom possess extensive expertise and experience. They are dedicated to providing the best advice and tailored practical solutions to meet the needs of both international and local clients, assisting them in achieving their expected goals.
- We guide our clients through the complex and disciplined process with our global experiences and local knowledge, by using market research, cost-benefit analysis, peer-group and competitor analysis, site inspection, management interviews, development potential study, and cash flow projection.

Asset Appraisal Services

Our team has extensive experience in the valuation of the following assets:

- Corporate equity, project company, investment subject
- Real Estate – development land, hotels, logistics sites, shopping malls, office buildings, residential development, car parks, Right-of-Use assets, and other professional land or property asset
- Intangible assets – trademarks, copyrights, customer relationships, contracts and licenses, technical know-how, data assets
- Financial Instruments – Derivatives, Convertibles, Warrants, Swaps
- Biological Assets – Livestock, Plants, Forestry
- Plant and Machinery
- Infrastructure – Sewage/Solid Waste Treatment Plants, Roads/Tunnels, Power Plant

Financial Analysis Services

Our team is dedicated to helping clients gain a deep understanding of their company's financial and operational status, assisting them in building financial models, and performing cross-validation based on actual results.

Our financial analysis services support clients in:

- Financial budgeting
- Financial modelling
- Business plan
- Joint venture/mergers and acquisitions activities
- Due diligence
- Tax planning
- Pricing analysis



Our Clients

Consumer Goods Industry



3DG Holdings
(2882.HK)



Global
JS Global
Lifestyle
(1691.HK)



China
HuiShan Dairy
(6863.HK)



San Miguel
Brewery HK
(236.HK)



Xinhua News
Media
(309.HK)



Ourgame
International
(6899.HK)



Chevalier
International
(25.HK)



China
Environmental
Technology
(646.HK)



CBAK Energy
Technology
(CBAT.US)



Vertical
International
(8375.HK)



CHYY
Development
(8128.HK)



Grand Talents
Group
(8516.HK)



Tianli
Holdings
(117.HK)



Leoch
International
(842.HK)

DAPHNE

Daphne
International
(210.HK)



China Brilliant
Global
(8026.HK)



Lucas GC
(LGCL.US)



Asia Allied
Infrastructure
(711.HK)



Our Clients

Financial Services / Insurance Industry



中国人寿
CHINA LIFE
China Life Insurance
(2628.HK)



光大控股
EVERBRIGHT LIMITED
China Everbright
(165.HK)



Arta TechFin
(279.HK)



Orient Securities International
(8001.HK)



Value Partners
(806.HK)



Bank of East Asia
(23.HK)



AIA Group
(1299.HK)



Hywin Holdings
(HYW.US)

Real Estate Industry



China Overseas Property
(2669.HK)



Yanlord Land
(Z25.SG)



Sunshine 100
(2608.HK)



Far East Consortium
(35.HK)



KWG Group
(1813.HK)



China Overseas Grand Oceans
(81.HK)



DreamEast Group
(593.HK)



Evergrande Property
(6666.HK)



Beijing Properties
(925.HK)



Wang On Group
(1222.HK)



Our Clients

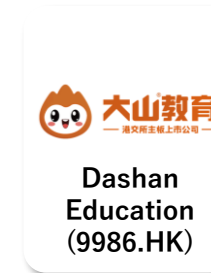
Materials & Chemistry Industry



Utilities Industry



Consumer Services Industry



Information Technology Industry





Our Clients

Hotels / Restaurants Industry



**Shangri-La
Asia
(69.HK)**



**Wanda Hotel
(169.HK)**



**Ajisen
(China)
(538.HK)**



**Dragon King
Group
(8493.HK)**



**Taung Gold
International
(621.HK)**



**Green Leader
Holdings
(61.HK)**



**China NT
Pharma
(1011.HK)**



**Luye
Pharma
(2186.HK)**



**Lee's
Pharmaceutical
(950.HK)**



**Shenzhen
Neptunus Interlong
(8329.HK)**



**Jintai Energy
(2728.HK)**



**Grand Ocean
Advanced
Resources (65.HK)**



**Beijing
Health
(2389.HK)**



**Sanai Health
(1889.HK)**



**HK Life
Science
(8085.HK)**



**EC
Healthcare
(2138.HK)**



**North Mining
(433.HK)**



Our Clients

HKSAR Departments



Rating and
Valuation
Department,
HKSAR



Lands
Department,
HKSAR



Hong Kong
Housing
Authority



Official
Receiver's
Office,
HKSAR

Statutory Bodies from HKSAR



Urban
Renewal
Authority



West Kowloon
Cultural
District
Authority



Track Records - Announcements and Circulars on the HKEX

Our professional team provides comprehensive valuation services for companies listed in Hong Kong, assisting in the successful completion of their M&A transactions. This includes proactively identifying and resolving potential issues, to meet disclosure and regulatory requirements.



China Gas Holdings Limited (0384.HK)

Transaction Type Connected Transaction
Announcement Date: February 2026
Valuation Subject: Market value of equity interest in the target company



Affluent Partners Holdings Ltd. (1466.HK)

Transaction Type Major Transaction
Announcement Date: January 2024
Valuation Subject: Acquisition project of a skincare R&D and manufacturing company



Shengli Oil & Gas Pipe Limited (1080.HK)

Transaction Type Disclosable Transaction
Announcement Date: August 2025
Valuation Subject: Fair value of equity interest in the target company



Beijing Health (Holdings) Ltd. (2389.HK)

Transaction Type Disclosable Transaction and Connected Transaction
Announcement Date: December 2023
Valuation Subject: Two industrial land parcels located in Beijing.



Domaine Power Holdings Limited (442.HK)

Transaction Type Disclosable Transaction
Announcement Date: June 2025
Valuation Subject: Market value of the memberships of the Kong Gold Exchange



Kasen International Ltd. (496.HK)

Transaction Type Major Transaction and Connected Transaction
Announcement Date: November 2023
Valuation Subject: Land located in Cambodia convertible bonds.



China Gas Holdings Limited (0384.HK)

Transaction Type Connected Transaction
Announcement Date: June 2025
Valuation Subject: Market value of equity interest in the target company



KWG Group Holdings Ltd. (1813.HK)

Transaction Type Major Transaction
Announcement Date: October 2023
Valuation Subject: Two large residential property projects in Shanghai.



Man Sang International Ltd. (938.HK)

Transaction Type Very Substantial Transaction
Announcement Date: March 2025
Valuation Subject: Market Value of three properties in



Beijing Enterprises Environment Group Ltd. (154.HK)

Transaction Type Major Transaction
Announcement Date: June 2023
Valuation Subject: Waste incineration processing concession project in Shiyan City, Hubei.



Track Records - Announcements and Circulars on the HKEX (Cont'd)



Keen Ocean International Holding Ltd.(8070.HK)

Transaction Type Major Transaction
Announcement Date: May 2023
Valuation Subject: Two office properties located in Hong Kong.



Crypto Flow Technology Ltd. (8198.HK)

Transaction Type Major Transaction
Announcement Date: February 2023
Valuation Subject: Equity interest of Chengdu Yilai Ke Technology Co., Ltd



Chi Ho Development Holdings Limited (8423.HK)

Transaction Type Very Substantial Acquisition
Announcement Date: December 2022
Valuation Subject: Value of Acasa Property Limited and related properties



Beijing Properties Holdings Ltd. (925.HK)

Transaction Type Very Substantial Disposal
Announcement Date: August 2022
Valuation Subject: Six industrial properties located in Mainland China.



China NT Pharma Group Company Ltd.(1011.HK)

Transaction Type Very Substantial Acquisition
Announcement Date: August 2022
Valuation Subject: A monoclonal antibody product.



China Gas Holdings Ltd. (384.HK)

Transaction Type Connected Transaction
Announcement Date: March 2022
Valuation Subject: 20% equity of Electronic Business Development Company Limited



Beijing Properties (Holdings) Ltd. (925.HK)

Transaction Type Very Substantial Disposal
Announcement Date: March 2022
Valuation Subject: Four industrial properties located in Jiangsu Province.



KWG Living Group Holdings Ltd. (3913.HK)

Transaction Type Discloseable Transaction
Announcement Date: January 2022
Valuation Subject: 50% equity of Guangdong Telijie Environmental Engineering Co., Ltd.



Beijing Properties Holdings Ltd. (925.HK)

Transaction Type Very Substantial Disposal
Announcement Date: September 2021
Valuation Subject: Four industrial properties located in Beijing



KWG Living Group Holdings Ltd. (3913.HK)

Transaction Type Major Transaction
Announcement Date: June 2021
Valuation Subject: 80% equity of Cedar Intelligent Technology Group Co., Ltd.



Track Records - Announcements and Circulars on the HKEX (Cont'd)



Wanda Hotel Development Company Ltd.(169.HK)

Transaction Type Very Substantial Disposal and Connected Transaction

Announcement Date: September 2020

Valuation Subject: Vista Tower in Chicago, Illinois, USA.



China Brilliant Global Ltd. (8026.HK)

Transaction Type Major Transaction

Announcement Date: August 2020

Valuation Subject: 100% equity of CBG Fintech Holdings Limited.



Grandshores Technology Group Ltd. (1647.HK)

Transaction Type Discloseable Transaction

Announcement Date: August 2020

Valuation Subject: 100% equity of Ordos Blockchain Cloud Computing Technology Co., Ltd.



Greater China Financial Holdings Ltd. (431.HK)

Transaction Type Major Transaction

Announcement Date: June 2020

Valuation Subject: 100% equity of Xinyunlian Digital Technology Co., Ltd.



Beijing Enterprises Environment Group Ltd.(154.HK)

Transaction Type Major Transaction

Announcement Date: February 2020

Valuation Subject: PPP project company for municipal solid waste incineration power generation in Yanzhou District, Jining City.



Sunshine 100 China Holdings Ltd.(2608.HK)

Transaction Type Major Transaction

Announcement Date: January 2020

Valuation Subject: 51% equity of Wenzhou Zhongxin Haoyuan Investment Co., Ltd.



Luye Pharma Group Ltd. (2186.HK)

Transaction Type Disclosable and Connected Transaction

Announcement Date: January 2020

Valuation Subject: 100% equity of Shandong Boan Biological Technology Co., Ltd.



Hao Tian International Construction Investment Group Ltd. (1341.HK)

Transaction Type Major and Connected Transaction

Announcement Date: December 2019

Valuation Subject: 100% equity of Haotian Credit Company Limited.



Affluent Partners Holdings Ltd. (1466.HK)

Transaction Type Discloseable Transaction

Announcement Date: June 2019

Valuation Subject: 30% equity of Campfire Group.



Earthasia International Holdings Limited(6128.HK)

Transaction Type Major Transaction

Announcement Date: December 2018

Valuation Subject: 100% equity of Think High Global Limited.

Track Records – Financial Reporting (International Financial Reporting Standards)



Our professional team has consistently provided high-quality services to both listed and unlisted companies, assisting them in the preparation of financial reports. Our past experience gives us confidence in delivering high-level corporate valuation services and addressing potential issues that may arise during the

Client	Scope of Evaluation	Auditor	Year
Shangri-La Asia (69.HK)	Hotels and Investment Properties	PwC	From 2005 to Present
Link Real Estate Investment Trust (823.HK)	Commercial Advertising and Parking Spaces in Hong Kong	PwC	From 2005 IPO to
Yanlord Land Group Ltd. (Z25.SG)	Investment Properties in Mainland China	Deloitte	From 2006 to Present
KWG Group Holdings Ltd. (1813.HK)	Real Estate Projects, Derivatives, Goodwill Impairment Testing, Financial Guarantees	EY	From 2007 to Present
KWG Living Group Holdings Ltd. (3913.HK)	Equity Investments, Purchase Price Allocation, Goodwill Impairment Testing	EY	From 2021 to Present
Beijing Enterprises Environment Group Ltd. (154.HK)	Equity Investments, Convertible Bonds, Waste Treatment Plants in Mainland China	EY	From 2008 to Present
Beijing Enterprises Holdings Ltd. (392.HK)	Equity Investments, Convertible Bonds, Investment Properties, Loans	EY	From 2008 to Present
China Gas Holdings Ltd. (384.HK)	Equity Investments, Derivatives, Goodwill Impairment Testing, Fixed Assets in Mainland China	Deloitte	From 2008 to Present
China Evergrande Group (3333.HK)	Investment Properties in China, Including Residential, Commercial, and Hotels	PwC	2008 – 2022
Yuexiu Group	Convertible Bonds, Preferred Shares	PwC	From 2010 to Present
China Overseas Grand Oceans Group Ltd (81.HK)	Investment Properties	BDO	From 2010 to Present
China State Construction Development Holdings Ltd (830.HK)	Equity Investments, Goodwill Impairment Testing, Derivatives	PwC/EY	From 2010 to Present
Wanda Hotel Development Company Ltd. (169.HK)	Derivatives, Equity Investments, Investment Properties	EY/KPMG	From 2011 to Present
Golden Wheel Tiandi Holdings Company Ltd.(1232.HK)	Equity Investments and Investment Properties	Deloitte	From 2012 to Present
Sunshine 100 China Holdings Ltd. (2608.HK)	Convertible Bonds, Investment Properties	KPMG/Mazars	From 2014 to Present
Chuang' s Consortium International Ltd. (367.HK)	Equity Investments in Hong Kong and Mainland China	PwC	From 2021 to Present
Kangda International Environmental Company Ltd.(6136.HK)	Derivatives, Infrastructure Projects	EY	From 2014 to Present
Shanghai Industrial Investment (Holdings) Co., Ltd.	Equity Investments, Derivatives	PwC/Deloitte	From 2018 to Present
Joyas International (E9L-SG)	Various Types of Financial Derivatives	Baker Tilly	2017 – 2019



Track Records – Financial Reporting (International Financial Reporting Standards) (Cont'd)

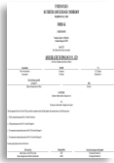
Clients	Scope of Assessment	Auditor
Everbright Securities International	Private Equity Investments, Convertible Bonds	KPMG
China State Construction (3311.HK)	Goodwill Impairment Testing	PwC
New Sparkle Roll International (970.HK)	Equity Investments, Goodwill Impairment Testing	BDO
Tianda Pharmaceuticals (455.HK)	Equity Investments, Purchase Price Allocation	BDO
LVGEM (China) Real Estate	Real Estate Projects in Hong Kong	Deloitte
Meituan and Citibank	Hong Kong Real Estate Projects	Mazars
Grand Investment International	Private Equity Investments	Internal Reference
UMH	Equity Investments, Purchase Price Allocation	KPMG
Beijing Gas Group	Equity Investments, Purchase Price Allocation	EY

Clients	Scope of Assessment	Auditor
Chevalier International (25-HK)	Real Estate Projects in Hong Kong and Overseas	PwC
Luen Thai Holdings (311.HK)	Real Estate Projects in Hong Kong and Overseas	PwC
DreamEast Group (593.HK)	Real Estate Projects in Hong Kong	Mazars
China Environmental Technology (646.HK)	Investment Projects in Mainland China	Zhonghui
Luye Pharma (2186.HK)	Investment Projects in Mainland China	EY
Net-a-Go Technology (1483.HK)	Equity Investments, Impairment Testing	PwC
China Huarong	Private Equity Investments	Internal Reference
Sanai Health (1889.HK)	Equity Investments, Impairment Testing	Crowe
China Clean Energy (2379.HK)	Equity Investments, Impairment Testing	Crowe



Track Records - Fairness Opinion

Our professional team has consistently provided **Fairness Opinion** services for companies going public in the U.S. via **De-SPAC transactions**, as well as for general mergers and acquisitions ("**M&A transactions**") involving U.S.-listed companies, to meet disclosure and SEC regulatory requirements. Our extensive experience gives us confidence in delivering high-level services to clients, helping them proactively avoid and resolve potential issues.

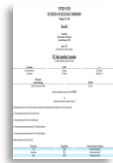


United Hydrogen Group Inc.

Time: First half of 2024

Project Type: De-SPAC

Subject: Equity Value of United Hydrogen Group Inc. pending merger



Maius Pharmaceutical Group Co., Ltd.

Time: Second half of 2024

Project Type: De-SPAC

Subject: Equity Value of Maius Pharmaceutical Group Co., Ltd



XData Group

Time: Second half of 2024

Project Type: De-SPAC

Subject: Equity Value of XData Group



Thunder Power Holdings Ltd. (AIEV.US)

Time: Second half of 2023

Project Type: De-SPAC

Subject: Equity Value of Thunder Power Inc.



Gamehaus Holdings Inc. (GMHS.US)

Time: Second half of 2023

Project Type: De-SPAC

Subject: Equity Value of Gamehaus Inc.



MKDWELL Tech Inc. (MKDW.US)

Time: Second half of 2023

Project Type: De-SPAC

Subject: Assisting the company in preparing valuation analysis and responding to SEC Inquiries



Nature Wood Group Ltd. (NWGL.US)

Time: First half of 2025

Project Type: M&A transaction

Scope: Equity value of a wholly-owned subsidiary Pending Disposal



Quhuo Limited (QH.US)

Time: First half of 2023

Project Type: M&A transaction

Subject: Equity Value of Quhuo international



Nature Wood Group Limited (NWGL.US)

Time: First half of 2025

Project Type: M&A transaction

Subject: Equity value of a wholly-owned subsidiary Pending Disposal



Track Records - Financial Reporting (U.S. GAAP)

Our professional team has consistently provided high-quality services to both public and private companies, assisting them in the preparation of financial reports. Our experience gives us confidence in delivering top-notch business valuation services and addressing potential issues that may arise during the process.

Clients	Scope of Evaluation	Purpose	Year
CBAK Energy (CBAK.US)	Impairment Testing, Intangible Assets, Property, Plant, and Equipment, Expected Credit Losses	Financial Reporting	From 2023 to present
Ambow Education (AMBO.US)	Impairment Testing, Warrants, Intangible Assets	Financial Reporting	From 2022 to present
Hywin Holdings (HYW.US)	Restricted Stock, Options, Purchase Price Allocation, Impairment Testing, Right-of-Use Assets	Financial Reporting	From 2019 to present
ZW Data Action (CNET.US)	Warrants, Purchase Price Allocation, Expected Credit Losses	Financial Reporting	From 2016 to present
Global Mofy (GMM.US)	Warrants	Financial Reporting	2024
Agroz Group	Interest Rate Assessment, Redeemable Convertible Preferred Shares	Financial Reporting	2024
NetClass Technology (NTCL.US)	Common Share	Financial Reporting	2024
Guangzhou Chuangxian	Purchase Price Allocation, Equity Interest	Financial Reporting	2023
Graphex Group (GRFX.US)	Equity Interest, Purchase Price Allocation, Impairment Testing, Preferred Stock, Promissory Notes	Financial Reporting	2018-2022
Lucas GC Ltd. (LGCL.US)	Preferred Shares and Common Shares, Beneficial Conversion Rights ("BCF")	Financial Reporting	2022
DiaCarta	Options for unlisted companies (including equity, asset allocation, and options)	Financial Reporting	2022
WeBus International Ltd.	Restricted Shares	Financial Reporting	2022
SunCar Technology (SDA.US)	Value of Preferred Shares, Common Shares, and BCF	Financial Reporting	2022
China Orient Clean Energy	Value of Preferred Shares, Common Shares, and BCF	Financial Reporting	2022
Sweetome Group	Purchase Price Allocation, Impairment Testing, Intangible Assets, Options	Financial Reporting	2022
LiNiu Technology (LINU.US)	Equity Interest, Purchase Price Allocation	Financial Reporting	2017



Track Records - IPOs on the HKEX and SGX

Our core team members have participated in the IPOs of **over 150** companies, providing listing valuation services and assisting them in the listing preparation process. At the same time, we maintain close communication with major sponsors, law firms, financial advisors, and accounting firms, establishing good collaborative partnerships. Our extensive project experience gives us confidence in our ability to complete work to high standards and assist companies in solving problems.



AIA Group Ltd. (1299.HK)

Industry: Insurance
Sponsor: Goldman Sachs



Sands China (1928.HK)

Industry: Gaming & Hospitality
Sponsor: Goldman Sachs, Citibank



The Link REIT (0823.HK)

Industry: REIT
Sponsor: UBS



Want Want China (0151.HK)

Industry: Food & Beverage
Sponsor: JP Morgan Chase, Goldman Sachs



Regal REIT (1881.HK)

Industry: REIT
Sponsor: Goldman Sachs



BYD Co. Ltd. (1211.HK)

Industry: Automobile
Sponsor: UBS



SOHO China (0410.HK)

Industry: Real Estate
Sponsor: Goldman Sachs, HSBC



Renhe Commercial (1387.HK)

Industry: Real Estate
Sponsor: Morgan Stanley



Gold Wheel Tiandi (1232.HK)

Industry: Real Estate
Sponsor: BNP Paribas



Sunshine 100 China (2608.HK)

Industry: Real Estate
Sponsor: CICC, Citibank



Yanlord Land (Z25.SG)

Industry: Real Estate
Sponsor: Hong Leong Bank



Debao Property (K2M.SG)

Industry: Real Estate
Sponsor: Kim Eng Corporate Finance Pte Ltd



Fullshare Holdings (0607.HK)

Industry: Real Estate
Sponsor: CSC Asia



Zhong An Group (0672.HK)

Industry: Real Estate
Sponsor: JP Morgan



Agile Group (3383.HK)

Industry: Real Estate
Sponsor: Morgan Stanley

Estate Surveying Consulting

Our Services



CHFT provides estate surveying consulting services to businesses looking to improve operational efficiency and asset transparency, covering space use assessment, rental structure analysis, and property performance diagnosis. As businesses increasingly focus on cost control, space optimization, and environmental responsibility, accurate building measurement has become a critical tool for driving management innovation and strategic decision-making.

Our services include:



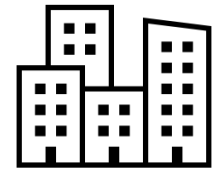
**Feasibility Study &
Enhancement**



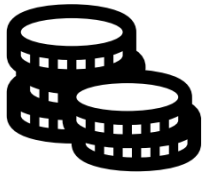
**Planning
Application**



**First-hand Resid.
Sales brochure**



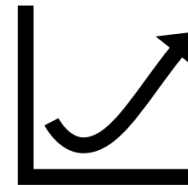
**Property Market
Analysis**



**Land Resumption
Compensation**



**Taxation /
Rating Appeal**



**Rent Review
Assessment**



**Development Life
Cycle Advisory**

Estate Surveying Consulting Our Services



Land Development Compensation

- Land valuation and potential analysis
- Review of the acquisition plan
- Negotiation and grievance support

- In the process of land acquisition and development, compensation arrangements often involve complex legal and valuation issues. We provide land development compensation advisory services to property owners and stakeholders to ensure that their rights and interests are reasonably protected. We assess the present value and potential development value of land, clarify the compensation base, analyze the acquisition proposal of the government or the developer, and identify unreasonable terms.
- **We assist clients in negotiations, grievances, or legal proceedings to secure fair compensation.** Our program combines valuation expertise, regulatory understanding and negotiation experience to ensure clients are guided through complex procedures.

Government Rating Appeal

- Rating assessment review
- Appeal document preparation
- Communicate and coordinate with the government

- The new assessment of Rateable Value takes effect from April 1 each year.
- Rating appeals require extensive knowledge and negotiation skills, and the professional ability of CHFT Surveyors can effectively save on rates and government tax expenses.
- **We have a well-established internal database** that suggests how to raise objections.

Regular Updates On Sales Brochure

- Regulatory review and verification
- Update on project information
- Documentation and submission

- **The Sales Brochure is not only a legal document for property sales, but also an important tool to demonstrate the value and transparency of the project.** We provide regular updates to developers to ensure compliance with the Residential Properties (First-hand Sales) Ordinance.
- We review the content of the existing sales brochure, identify the terms and data that need to be updated, work closely with the project team to obtain the latest plans, facility descriptions and sales arrangements, and finally write, proofread and submit the updated version to ensure that the documents are legal and clear.

Estate Surveying Consulting

Our Services



Rent Adjustment Assessment

- Market rent analysis
- Property condition and value
- Adjustment suggestions and strategy formulation

- **We regularly collect and analyze rent data in target areas, combining macroeconomic trends and industry dynamics to determine whether rents deviate from reasonable ranges.** This stage not only helps owners grasp the positioning of their properties in the market, but also lays a solid foundation for subsequent adjustment strategies.
- After grasping the market situation, we further evaluate the property itself. Whether it's a commercial complex, an office building, or a residential project, we look at its maintenance, space configuration, passenger flow performance, and the rationality of the tenant mix.

Property Market Analysis

- Market data tracking
- Analysis and interpretation of government land sales
- Opinion output and content publication

- **We provide in-depth property market analysis for institutional clients and investors,** helping them grasp the pulse of the market and interpret it in multiple dimensions.
- Our analysis reports provide insightful views and forecasts, which are often quoted by many media outlets and provide clients with strong investment reference and strategic support.

Sustainability Advisory

Our Services



Sustainability Strategy Advisory

- Sustainability assessment & reporting
- Sustainable value analysis & execution plan
- IWBI WELL Consulting and advisory

Carbon Management Advisory

- Carbon verification
- Carbon disclosure support
- Decarbonization management advisory

Green Finance Advisory

- Green loan advisory
- Green investment advisory
- ESG rating support



CHFT offers customized sustainability frameworks that align with regional regulations and globally recognized international standards, including **GRI, CDP, TCFD, SBTi, and SDG**, among others. For corporate sustainability reporting, we help clients fulfill stock exchanges' requirements and enhance their corporate sustainability value through formulating potent ESG policies, ensuring data integrity through comprehensive reviews, setting targets, and implementing effective operational practices including green building consulting, WELL consulting and other ISO certification applications etc.

As the Cornerstone Member of WELL®, CHFT delivers inclusive enterprise and portfolio-scale solutions that promote the transition towards healthy buildings to achieve bonus points in social sustainability.

CHFT is an AA1000AS Licensed Provider. The assurance service will enhance the reliability of the ESG disclosure. It provides calculation and verification for your company's carbon footprint, adhering to globally recognized standards such as the **GHG Protocol, ISO14064, and ISO14067**. Furthermore, we assist with carbon disclosure initiatives, including the implementation of CDP surveys. With our expertise in carbon trading and carbon tax consulting, we offer strategic guidance for business decarbonization through appropriate volume of carbon credits through Verra and Gold Standard, devising a roadmap and an action plan to help your company achieve its Net Zero Emissions target.

CHFT's expertise in real estate business valuation makes us uniquely qualified to offer green finance consulting services. Our experience in analyzing and evaluating real estate assets gives us a deep understanding of the environmental and social risks and opportunities associated with these assets. This allows us to provide valuable insights and guidance to clients seeking to incorporate ESG considerations into their financing decisions. We offer advisory on green loan & investment projects application and ESG ratings improvement.

Capital Market Services

Our Services



CHFT provides consulting, market research, and due diligence services for mergers and acquisitions and corporate financing. Our professional team includes industry surveyors, management consultants, and industry experts. Leveraging our expertise, we create value for businesses by providing practical and precise solutions. Our extensive network of resources, which encompasses capital markets and corporate partnerships.

01. Consulting Services

We value client engagement, dialogue, and collaboration, using these to integrate the latest market information and provide customized solutions to help clients achieve their goals.

02. Market research and feasibility study

Our team employs both top-down and bottom-up analytical methods, combined with extensive experience across multiple fields, to provide clients with accurate qualitative analysis of quantitative information.

03. M&A Services

CHFT provides comprehensive guidance to help clients navigate the complexities of M&A and collaboration projects under expert leadership. Services include management buyouts and management equity investments.

04. Fundraising and Financing

Financing is a complex and time-consuming process for businesses. We provide professional guidance for businesses' financing needs, including debt refinancing and balance sheet restructuring.

05. Strategy Development and Management

We also provide strategic development and management services in specific situations: restructuring of distressed companies, business transformation, and other special circumstances, to help companies overcome development bottlenecks.

06. Brokerage and Trading Consulting

CHFT assists companies in accelerating the buying and selling process of assets or portfolios for strategic or financial purposes, with services including: sell-side brokerage, transaction management, and value enhancement.



Pre-Investment Advisory

- **Market Research:** Industry analysis, feasibility studies, and risk assessment;
- **Investment Consulting:** Investment analysis and target screening (due diligence, site-selection advice, assets valuation);
- **Financial and Tax Advisory:** Cross-border financing and capital flow management, tax policy and tax planning consulting;
- **Legal Consulting:** Legal compliance advisory, intellectual property policy consulting.



Cross-Border Transactions

- **Deal Structuring:** Transaction methods (M&A/FDI), transaction frameworks (capital structure, payment methods, financing solutions);
- **Document Preparation:** Legal review, tax planning, financial reporting;
- **Transaction Support, Fund Settlement, and Regulatory Compliance;**
- **Overseas Company Registration:** Overseas bank account opening, international trademark registration, office space leasing.

Post-Investment Operations

- **Financial Services:** Secondary financing and M&A, cross-border settlement and risk management, financial reporting;
- **Legal and Audit Services:** Regular compliance reviews, intellectual property protection, financial and tax audits;
- **Business Strategy Consulting:** Market trend and business expansion analysis, ESG and sustainable business development.

Thank you

For more information, please contact:

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