



服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 北京市朝阳区朝阳路 91 号金地中心 A 座 507 室
Address: Suite 507 Block A Gemdale Plaza, No 91 Jianguo Road, Chaoyang District, Beijing

电话: +86 10 8541 1188
Tel.: +86 10 8541 1188

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701 室
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel.: +852 2828 9888

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供位于上海的 Project Stream 的现场勘察尽职调查服务。

Party A intends to provide Party B with the services via email related to the inspection due diligence services for project Stream in Shanghai.

甲乙双方经友好协商，达成如下协议:

Both Party A and Party B further agreed the following:

一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，在双方确认后的 15 个工作日内，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A within 15 business days from the confirmation by both Party A and Party B.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可，服务费以人民币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in RMB and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>Inspection DD for Project Stream</u>	<u>RMB66,000.00</u>
Stream 项目的现场勘察尽职调查	

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.

Account No.: 626-016471-011

Bank Name: HSBC Bank (China) Company Limited, Beijing Branch

Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing

Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2021 年 08 月 31 日 至 2021 年 12 月 31 日。

This Agreement is valid from 31 August 2021 to 31 December 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

(以下无正文)

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：
Authorized representative:



日期：
Date:

乙方：高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

授权代表：
Authorized representative:



日期： 23 March 2022
Date:

21-12869

Suite 5701 Central Plaza
18 Harbour Road Wanchai Hong Kong
+852 2828 9888
colliers.com



Colliers International (Hong Kong) Limited
Company Licence No: C-006052

Our Ref: 21-12869
Date: 1 June 2021

Beijing Colliers International Real Estate Valuation Co., Ltd

Suite507, Block A, Gemdale Plaza,
No. 91 Jianguo Road, Chaoyang District, Beijing

Attention to: Ms. Flora He

Dear Flora,

Re: Fee Sharing Agreement (FSA) for Inspection Physical Due Diligence of Properties in Beijing and Tianjin, the PRC

This Fee Sharing Agreement (the "FSA") is made between Beijing Colliers International Real Estate Valuation Co. Ltd. (hereinafter referred to as "C Beijing") and Colliers International (Hong Kong) Limited (hereinafter referred to as "C HK"). The FSA shall commence execution by both parties and end upon the completion or termination of the assignment.

1. The Client

The full name of the client for this project is AIA Investment Management Private Limited (the "Client").

2. The Project

The property is to prepare an inspection for two logistics projects located in Beijing and Tianjin, the PRC.

3. Scope of Work

Both C Beijing and C HK understand that the scope of work for the Project will be as follows:

- C Beijing will be responsible for inspection and preparation of report;
- C HK will be responsible for invoicing, contract arrangement and client management.

4. Fees

The total fees payable to C Beijing is RMB12,000 (inclusive of VAT). The fee will be paid by C HK to C Beijing in the following manner:

- 100% upon completion;
- C HK will be responsible for issuing the local invoice to the Client upon delivery of the final report;
- C Beijing will issue the invoice to C HK;
- Payment will be made to C Beijing once C HK has received payment from the Client.





Company Registered Name (if required)
Company Licence No: A-55555

For and behalf of
Beijing Colliers International Real Estate Valuation Co., Ltd

Zhirong He

Flora He 贺志蓉

Zhirong He (Flora He)

FRICS MCOMFIA

Head of Valuation & Advisory Service I China

Colliers International (Hong Kong) Limited

Hannah Jeong

Hannah Jeong

MSc (Real Estate), MRICS, MHKIS, RPS(GP)

Head of Valuation and Advisory Services I Hong Kong



服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市东城区东长安街 1 号东方广场西三办公楼 510 室
Address: Suite 510, Tower W3, Oriental Plaza, No 1, East Changan Avenue, Dongcheng District, Beijing, China

电话: +86 10 8541 1188
Tel:

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel:

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供位于北京市东城区淘汇新天项目（目标物业）的现场勘察以及提供物业照片的顾问服务。

Party A intends to provide Party B with the services via email related to the site inspection and photo taking of the property, known as "Taohui Xintian" located at No. 219 Wangfujing Street, Dongcheng District, Beijing.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

- 一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A.

- 二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

- 三、 甲乙双方一致认可，服务费以港币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>Wangfujing Property – The Commercial</u>	<u>HKD10,000.00</u>
<u>Building located at No. 219 Wangfujing Street,</u>	
<u>Dongcheng District, Beijing</u>	

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name:	<u>Beijing Colliers International Real Estate Valuation Co., Ltd.</u>
Account No.:	<u>626-016471-011</u>
Bank Name:	<u>HSBC Bank (China) Company Limited, Beijing Branch</u>
Bank's Address:	<u>Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center,</u> <u>No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing</u>
Swift Code:	<u>HSBCCNSHBJG</u>

六、 本合同有效期自 2021 年 03 月 26 日至 2021 年 12 月 31 日。

This Agreement is valid from 26 March 2021 to 31 December 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration.

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司

Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：

Authorized representative:


Flora He 贺志蓉



日期：

Date:

乙方：高力國際物業顧問（香港）有限公司

Party B: Colliers International (Hong Kong) Limited

授权代表：

Authorized representative:


Eric Tsang

日期：

Date:

Our Ref:
Date: 20 December 2021

Beijing Colliers International Real Estate Valuation Co., Ltd

Suite507, Block A, Gemdale Plaza,
No. 91 Jianguo Road, Chaoyang District,
Beijing

Attention to: Ms. Flora He

Dear Flora

Re: Fee Sharing Agreement (FSA) for Inspection Physical Due Diligence of the Property located in Wenzhou, the PRC

This Fee Sharing Agreement (the "FSA") is made between Beijing Colliers International Real Estate Valuation Co. Ltd. (hereinafter referred to as "C Beijing") and Colliers International (Hong Kong) Limited (hereinafter referred to as "C HK"). The FSA shall commence execution by both parties and end upon the completion or termination of the assignment.

1. The Client

The full name of the client for this project is AIA Investment Management Private Limited (the "Client").

2. The Project

The property is to prepare an inspection for an logistics project in Wenzhou, the PRC.

3. Scope of Work

Both C Beijing and C HK understand that the scope of work for the Project will be as follows:

- C Beijing will be responsible for inspection and preparation of report;
- C HK will be responsible for invoicing, contract arrangement and client management.

4. Fees

The total fees payable to C Beijing is RMB8,000 (inclusive of VAT).

The fee will be paid by C HK to C Beijing in the following manner:

- 100% upon completion;
- C HK will be responsible for issuing the local invoice to the Client upon delivery of the final report;
- C Beijing will issue the invoice to C HK;
- Payment will be made to C Beijing once C HK has received payment from the Client.



Company Registered Name (if required)
Company Licence No: A-55555

For and behalf of
Beijing Colliers International Real Estate Valuation Co., Ltd



Zhirong He

Flora He 贺志蓉

Zhirong He (Flora He)

FRICS MFINCOM

Head of Valuation & Advisory Services | China

Colliers International (Hong Kong) Limited

Hannah

Hannah Jeong

MSc (Real Estate), MRICS, MHKIS, RPS(GP)

Head of Valuation and Advisory Services

21-12958

Suite 5701 Central Plaza
18 Harbour Road Wanchai Hong Kong
+852 2828 9888
colliers.com



Colliers International (Hong Kong) Limited
Company Licence No: C-006052

Our Ref: 21-19699/HJ
Date: 1 November 2021

Beijing Colliers International Real Estate Valuation Co., Ltd.

Suite 507, Block A
Gemdale Plaza
No. 91 Jianguo Road
Chaoyang District
Beijing, China 100738

Attention: Ms Flora He

Dear Ms He,

Re: Fee Sharing Agreement (FSA) for Inspection Due Diligence of XiqingXinko and Pujini, two logistic assets in Tianjin, the PRC and Baoshang/Yuepu, a logistic asset in Shanghai, the PRC

This Fee Sharing Agreement (the "FSA") is made between Beijing Colliers International Real Estate Valuation Co., Ltd. (hereinafter referred to as "C BJ") and Colliers International (Hong Kong) Limited (hereinafter referred to as "C HK"). The FSA shall commence execution by both parties and end upon the completion or termination of the assignment.

1. The Client

The full name of the client for this project is AIA Investment Management Private Limited (the "Client").

2. The Project

The property is to prepare an inspection due diligence (and a consultancy) report for two logistic assets in Tianjin, the PRC and a logistic asset in Shanghai, the PRC

- Property 1: XiqingXinko, a logistic asset in Tianjin, the PRC
- Property 2: Pujini, a logistic asset in Tianjin, the PRC
- Property 3: Baoshang/Yuepu, a logistic asset in Shanghai, the PRC

3. Scope of Work

Both C BJ and C HK understand that the scope of work for the Project will be as follows:

- C BJ will be responsible for inspection and prepare an inspection DD report including proximity and accessibility to city centres, popular centres, ports, airports, and highways etc. within **5 working days**;
- C HK will be responsible for invoicing, contract arrangement and client management.





Colliers International (Hong Kong) Limited
Company Licence No: C-006052

4. Fees

The total fees payable to C BJ is **RMB18,000 (Inclusive of VAT)**.

The fee will be paid by C HK to C BJ in the following manner:

- 100% upon completion;
- C HK will be responsible for issuing the local invoice to the Client upon delivery of the final report;
- C BJ will issue the invoice to C HK;
- Payment will be made to C BJ once C HK has received payment from the Client.

Yours sincerely,
For and behalf of

Colliers International (Hong Kong) Limited

Hannah Jeong

MSc (Real Estate) MRICS MHKIS RPS(GP)
Head of Valuation and Advisory Services
Hong Kong

**Beijing Colliers International Real Estate
Valuation Co., Ltd.**

Flora He 贺志蓉

FRICS MCOMFIN
Head of Valuation & Advisory Services
China



21-12960

Suite 5701 Central Plaza
18 Harbour Road Wanchai Hong Kong
+852 2828 9888
colliers.com



Colliers International (Hong Kong) Limited
Company Licence No: C-006052

Our Ref: 21-19475
Date: 30 November 2021

Beijing Colliers International Real Estate Valuation Co., Ltd.

Suite 507, Block A,
Gemdale Plaza,
No. 91 Jianguo Road,
Chaoyang District, Beijing

Attention: Ms Flora He

Dear Ms He,

Re: Fee Sharing Agreement (FSA) for APAC Real Estate Portfolio Review and Market Research Services (the Portfolio)

This Fee Sharing Agreement (the "FSA") is made between Beijing Colliers International Real Estate Valuation Co., Ltd. (hereinafter referred to as "C Beijing") and Colliers International (Hong Kong) Limited (hereinafter referred to as "C HK"). The FSA shall commence execution by both parties and end upon the completion or termination of the assignment.

1. The Client

The full name of the client for this project is Banco Santander, S.A., Hong Kong Branch (the "Client").

2. The Project

The portfolio is to prepare a peer review report and a market research report providing our view on the target company's performance & assumptions as well as insights on each market in order to verify whether the Portfolio's value is in line with the market and each market performance is able to support the financing decision.

3. Scope of Work

Both C Beijing and C HK understand that the scope of work for the Project will be as follows:

- C Beijing will be responsible to prepare a peer review report and a market research report;
- C HK will be responsible for invoicing, contract arrangement, report writing, presentation and client management.

4. Fees

The total fees payable to C Beijing is **USD7,067 (Inclusive of VAT)**.

The fee will be paid by C HK to C Beijing in the following manner:

- 100% upon completion;
- C HK will be responsible for issuing the local invoice to the Client upon delivery of the final report;
- C Beijing will issue the invoice to C HK;
- Payment will be made to C Beijing once C HK has received payment from the Client.

For and behalf of

Colliers International (Hong Kong) Limited

Hannah Jeong
MSc (Real Estate) MRICS MHKIS RPS (GP)
Head of Valuation and Advisory Services

Beijing Colliers International Real Estate Valuation Co., Ltd.

Flora He
MComm, MRICS
Head of Valuation and Advisory Services



服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市东城区东长安街 1 号东方广场西三办公楼 510 室
Address: Suite 510, Tower W3, Oriental Plaza, No 1, East Changan Avenue, Dongcheng District, Beijing, China

电话: +86 10 8541 1188
Tel:

乙方: 高力國際物業顧問 (香港) 有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel:

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供位于深圳市目标物业的现场勘察, 市场调研以及提供相关文件支持的顾问咨询服务。

Party A intends to provide Party B with the services via email related to Shenzhen Shajin project including inspection of the properties, market researches and assisting in preparation of supplemental expert report a property located in Foshan.

甲乙双方经友好协商, 达成如下协议:

Both Party A and Party B further agreed the following:

一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内, 由乙方按甲乙双方一致认可的比例和数额, 将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可, 服务费以港币结算, 结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>Expert Support for inspection, market research and</u>	<u>HKD354,490</u>
<u>preparation of the supplemental documents</u>	<u>Plus</u>
<u>深圳项目现场勘察，市场调研及相关支持文件准备</u>	<u>Travelling Expenses RMB874.16</u>

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.
Account No.: 626-016471-011
Bank Name: HSBC Bank (China) Company Limited, Beijing Branch
Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing
Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2020年10月01日 至 2021年3月31日。

This Agreement is valid from 1 October 2020 to 31 March 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration.

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

(以下无正文)

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：
Authorized representative:



日期：19 March 2021
Date:

乙方：高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

授权代表：
Authorized representative:



日期：19 March 2021
Date:

服务合同

Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市朝阳区建国路 91 号金地中心 A 座 507 室
Address: Suite 507, Block A, Gemdale Plaza, No 91 Jianguo Road, Chaoyang District, Beijing, China

电话: +86 10 8541 1188
Tel:

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel:

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供越秀房地产信托 2021 年 6 月 30 日年度顾问估值咨询服务以作财务报告之用途。

Party A intends to provide Party B with the services via email related to the year-end valuation for Yuexiu REIT as of 2021/6/30 for financial statement purposes.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

- 一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A.

- 二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

- 三、 甲乙双方一致认可，服务费以港币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>Year-end Valuation – Yuexiu REIT as of 2021/6/30</u>	<u>HKD236,800.00</u>
<u>越秀房地产信托基金 2021 年 6 月 30 日时点年度顾问估值咨询服务</u>	

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.
Account No.: 626-016471-011
Bank Name: HSBC Bank (China) Company Limited, Beijing Branch
Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing
Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2021 年 5 月 01 日 至 2021 年 12 月 31 日。

This Agreement is valid from 1 May 2021 to 31 December 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration.

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

(以下无正文)

(The remainder of this page is intentionally left blank)

(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.
授权代表：
Authorized representative: 
Flora He 贺志蓉

日期：
Date:

乙方：高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

授权代表：
Authorized representative:



Eric Tsang

日期：
Date:

服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市东城区东长安街 1 号东方广场西三办公楼 510 室
Address: Suite 510, Tower W3, Oriental Plaza, No 1, East Changan Avenue, Dongcheng District, Beijing, China

电话: +86 10 8541 1188
Tel:

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel:

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供越秀房地产信托租金估值咨询服务以作内部参考之用途。

Party A intends to provide Party B with the services via email related to rental or license fee assessment for connected parties transactions for Yuexiu REIT as of 2020/12/31 for internal reference purposes.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

- 一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A.

- 二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

- 三、 甲乙双方一致认可，服务费以港币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

- 四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
-------------------	------------------

<u>Yuexiu REIT rent review as of 2020/12/31</u>	<u>HKD8,960</u>
---	-----------------

越秀房地产信托基金 2020 年 12 月 31 日时点租金估

值咨询服务

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下:

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.

Account No.: 626-016471-011

Bank Name: HSBC Bank (China) Company Limited, Beijing Branch

Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing

Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2020 年 12 月 01 日 至 2021 年 10 月 31 日。

This Agreement is valid from 1 December 2020 to 31 October 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration.

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

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(以下无正文)

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司

Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：

Authorized representative:

Flora He
Flora He 贺志蓉



日期：

Date:

乙方：高力國際物業顧問（香港）有限公司

Party B: Colliers International (Hong Kong) Limited

授权代表：

Authorized representative:

Eric Tsang
Eric Tsang

日期：

Date:

服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市东城区东长安街 1 号东方广场西三办公楼 510 室
Address: Suite 510, Tower W3, Oriental Plaza, No 1, East Changan Avenue, Dongcheng District, Beijing, China

电话: +86 10 8541 1188
Tel.: +86 10 8541 1188

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701 室
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel.: +852 2828 9888

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供位于南沙项目（目标物业）的估值顾问服务。

Party A intends to provide Party B with the services via email related to the valuation of Nansha Project.

甲乙双方经友好协商，达成如下协议:

Both Party A and Party B further agreed the following:

一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，在双方确认后的 15 个工作日内，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A within 15 business days from the confirmation by both Party A and Party B.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可，服务费以港币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称	费用金额
Project Name	Service Fee
<u>Nansha Project and related travel expenses</u>	<u>HKD800,000.00</u>
<u>南沙项目以及相关差旅费</u>	plus Travelling Expenses <u>HKD12,316.95</u>

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.

Account No.: 626-016471-011

Bank Name: HSBC Bank (China) Company Limited, Beijing Branch

Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing

Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2020 年 12 月 01 日至 2021 年 12 月 31 日。

This Agreement is valid from 1 December 2020 to 31 December 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：
Authorized representative:



Flora He
Flora He 贺志蓉

日期：
Date:

乙方：高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

授权代表：
Authorized representative:

日期：
Date: 19/8/2021

服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市东城区东长安街 1 号东方广场西三办公楼 510 室
Address: Suite 510, Tower W3, Oriental Plaza, No 1, East Changan Avenue, Dongcheng District, Beijing, China

电话: +86 10 8541 1188
Tel:

乙方: 高力國際物業顧問 (香港) 有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel:

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供 5 个 Mosaic 商业购物中心项目的顾问估值服务。

Party A intends to provide Party B with the services via email related to 5 Mosaic retail shopping malls. Party A will provide Party B via email of five valuation reports for the Properties as at the valuation date for internal reference purposes.

甲乙双方经友好协商, 达成如下协议:

Both Party A and Party B further agreed the following:

- 一、 在乙方成功为客户提供服务并收取全部服务费用后 15 个工作日内, 由乙方按甲乙双方一致认可的比例和数额, 在 15 个工作日内, 将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A within 15 business days.

- 二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

- 三、 甲乙双方一致认可, 服务费以港币结算, 结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
-------------------	------------------

<u>ADIA Retail Portfolio</u>	<u>HKD737,760.00</u>
------------------------------	----------------------

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.

Account No.: 626-016471-011

Bank Name: HSBC Bank (China) Company Limited, Beijing Branch

Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing

Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2020年11月01日 至 2021年10月31日。

This Agreement is valid from 1 November 2020 to 31 October 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

(以下无正文)

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.


授权代表：
Authorized representative:


Flora He 贺志蓉

日期：
Date:

乙方：高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

授权代表：
Authorized representative:

 Eric Tsang

日期：
Date: 11/21/2021



服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 北京市朝阳区朝阳路 91 号金地中心 A 座 507 室
Address: Suite 507 Block A Gemdale Plaza, No 91 Jianguo Road, Chaoyang District, Beijing

电话: +86 10 8541 1188
Tel.: +86 10 8541 1188

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701 室
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel.: +852 2828 9888

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供位于广州的金港项目以及越秀房地产信托的 IP 项目的估值顾问服务。

Party A intends to provide Party B with the services via email related to the valuation of Project Golden Harbour located in Guangzhou and the valuation of Yuexiu REITs IP properties.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，在双方确认后的 15 个工作日内，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A within 15 business days from the confirmation by both Party A and Party B.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可，服务费以港币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>Valuation of Yuexiu REITs IP Project and</u>	HKD313,600.00
<u>Project Golden Harbour</u>	HKD200,000.00
<u>越秀房地产信托 IP 项目以及位于广州的金港项目</u>	Total HKD513,600.00

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.

Account No.: 626-016471-011

Bank Name: HSBC Bank (China) Company Limited, Beijing Branch

Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing

Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2021 年 08 月 31 日至 2021 年 12 月 31 日。

This Agreement is valid from 31 August 2021 to 31 December 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

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(以下无正文)

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司

Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：

Authorized representative:

ZhiRong He
Flora He 贺志蓉



日期：

Date:

乙方：高力國際物業顧問（香港）有限公司

Party B: Colliers International (Hong Kong) Limited

授权代表：

Authorized representative:

[Handwritten signature]

日期：

Date:

29 Dec 2021

服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市朝阳区建国路 91 号金地中心 A 座 507 室
Address: Suite 507, Block A, Gemdale Plaza, No 91 Jianguo Road, Chaoyang District, Beijing, China

电话: +86 10 8541 1188
Tel:

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel:

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供越秀房地产信托 2021 年 6 月 30 日租金意见函以作内部参考之用途。

Party A intends to provide Party B with the services via email related to the rent review for Yuexiu REIT as of 2021/6/30 for internal reference purposes.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可，服务费以港币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>Mid-year Rent Review – Yuexiu REIT as of 2021/6/30</u>	<u>HKD52,640.00</u> ✓
<u>越秀房地产信托基金 2021 年 6 月 30 日时点租金估值咨询服务</u>	

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.
Account No.: 626-016471-011
Bank Name: HSBC Bank (China) Company Limited, Beijing Branch
Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center,
No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing
Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2021 年 5 月 01 日至 2021 年 12 月 31 日。

This Agreement is valid from 1 May 2021 to 31 December 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration.

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

(以下无正文)

(The remainder of this page is intentionally left blank)

(本页无正文, 为合同签署页)

(This is execution page)

甲方: 北京高力国际房地产评估有限公司

Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表:

Authorized representative: 
Flora He 贺志蓉



日期:

Date:

乙方: 高力國際物業顧問(香港)有限公司

Party B: Colliers International (Hong Kong) Limited

授权代表:

Authorized representative: 

日期:

Date:

服务合同 Service Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市东城区东长安街 1 号东方广场西三办公楼 510 室
Address: Suite 510, Tower W3, Oriental Plaza, No 1, East Changan Avenue, Dongcheng District, Beijing, China

电话: +86 10 8541 1188
Tel.:

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701 室
Address: Suite 5701, Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel.:

鉴于:

Whereas:

根据双方协定，甲方将以 SharePoint Upload 的方式为乙方提供 Project Valiant 的顾问估值的相关工作文件电子文档。甲方需完成的项目包括位于北京区域、沈阳区域、上海区域、西安区域、深圳区域、广州区域以及厦门区域的共计 63 个物流仓储物业，其中包含 50 个高标库以及 13 个冷库。此次顾问估值服务的服务内容为就该 63 个目标物业提供 27 个标准版评估报告以及 36 个案头评估报告，具体分配如下：

As agreed, Party A will provide Party B with SharePoint Upload of the valuation of Project Valiant in electronic copies. Party A will provide valuation services of 63 logistics properties located Beijing area, Shenyang area, Shanghai area, Xi'an area, Shenzhen area, Guangzhou area and Xiamen area, in China. The scope of services will include to collect required project information for 63 properties, conduct site inspections for 27 properties, provide valuation and full reports for 27 projects and desktop reports for 36 projects. Detailed information is listed below:

区域	Area	# of dry assets	Full Report	Desktop	# of cold storage	Full Report	Desktop
沈阳区域	Shenyang area	8	2	6	1	1	0
北京区域	Beijing area	6	1	5	1	1	0
上海区域	Shanghai area	13	5	8	4	4	0
西安区域	Xi'an area	5	4	1	1	0	1
深圳区域	Shenzhen	2	0	2	2	1	1
广州区域	Guangzhou area	12	5	7	3	2	1
厦门区域	Xiamen area	4	0	4	1	1	0
	Total	50	17	33	13	10	3

案头评估报告将以 PDF (excel)形式提供，包含物业描述以及测算汇总（从 Argus 导出），同时提供相应的租赁比较案例（每个项目提供 3-5 个案例，比较案例的数量根据各市场实际情况选取）。

The desktop report will be provided in PDF (excel) format, the report will include description of the properties (executive summary), Argus Output Sum, Argus DCF, Argus T&R, and the selected rental comparables. The number of rental comparables selection will depend on available leasing information in specific market of each property upon the investigation date. The desktop for CIP properties will also include one page of Residual Sheet.

标准报告将以 PDF(word)形式提供，包括报告摘要、服务介绍、业权情况、物业描述、评估假设及主要参数，采用方法、评估结论以及报告附件。

The full report will be provided in PDF (Word) version which will include the executive summary, introduction, description of the property and surroundings, title documents, valuation approaches, major assumptions, value conclusion and related appendix.

报告提交时间以甲、乙双方邮件约定为准。

The reports will be uploaded to SharePoint by agreed timeline in the email stated before.

因受疫情的影响，对于中、高风险地区的项目的现场勘察，我们将在该区域风险降级后安排。目前涉及的区域为沈阳、大连以及乌鲁木齐。

The outbreak of the Novel Coronavirus (COVID-19) has impacted in Shenyang, Dalian and Urumqi, travel restrictions have been implemented. At this time, we are unable to carry out an inspection of the properties located in Shenyang, Dalian and Urumqi, due to the emergency travel and movement restrictions currently prevailing relating to the current Covid-19 outbreak. The site inspections will be carried out after the release of the travel restriction for Shenyang, Dalian and Urumqi.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

一、 在甲方完成现场勘察后 15 个工作日内，乙方需将 50%的服务费（第四条约定金额），汇入甲方指定账户。

在甲方提供报告初稿后 15 个工作日内，乙方需将尾款 50%的服务费（第四条约定金额），汇入甲方的指定账户。

如客户在甲方完成项目现场勘察后想撤销工作指派，需支付甲方 80%的服务费。

50% of the service fee is payable within 15 working days, after Party A has conducted site inspections of the Properties (the service fee is as agreed in section 4).

50% of the service fee is payable within 15 working days, after Party A has uploaded the draft reports in the SharePoint (the service fee is as agreed in section 4).

In the event that the Client does not want to proceed with this assignment after Party A had completed the site inspections of the properties, the abortive fee would be 80% of the service fee as mentioned in Section 4.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可，服务费以人民币结算。

Both Party A and Party B agreed that the service fee shall be settled in RMB.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
Project Valiant	US\$199,512
就位于中华人民共和国境内的 63 个物流仓储项目提供顾问估值服务	Equivalent to RMB1,330,080

单个项目费用明细如下：

报告类型 Report Type	费用金额 Service Fee
标准报告 Full Valuation	US\$6,000 each Equivalent to RMB40,000 each
案头报告 Desktop Valuation	US\$2,020 each Equivalent to RMB13,467 each

最终费用以甲方根据上述单项项目完成的报告数量为准，如中间项目发生变化，则服务费用将根据实际完成情况进行更新。

The final service fee will depend on the number of properties completed according to the above-mentioned individual fee schedule. If the number of reports as set out before has changed accordingly, then the total fee will be recalculated based on the actual number of reports delivered to Party B.

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name:	Beijing Colliers International Real Estate Valuation Co., Ltd.
Account No.:	626-016471-011
Bank Name:	HSBC Bank (China) Company Limited, Beijing Branch
Bank's Address:	Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing
Swift Code:	HSBCCNSHBJG

六、 本合同有效期自 2020 年 12 月 28 日至 2021 年 6 月 30 日。

This Agreement is valid from 28 December 2020 to 30 June 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B, each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

(以下无正文)

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司

Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：

Authorized representative:

Flora He
Flora He 贺志蓉



日期：

Date:

乙方：高力國際物業顧問（香港）有限公司

Party B: Colliers International (Hong Kong) Limited

授权代表：

Authorized representative:

Hannah

日期：

Date:

服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 北京市朝阳区朝阳路 91 号金地中心 A 座 507 室
Address: Suite 507 Block A Gemdale Plaza, No 91 Jianguo Road, Chaoyang District, Beijing

电话: +86 10 8541 1188
Tel.: +86 10 8541 1188

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701 室
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel.: +852 2828 9888

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供 Project Strength 的房地产估值顾问服务。

Party A intends to provide Party B with the services via email related to the valuation of Project Strength.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，在双方确认后的 15 个工作日内，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A within 15 business days from the confirmation by both Party A and Party B.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可，服务费以港币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>Project Strength</u>	<u>HKD675,000.00</u>

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.

Account No.: 626-016471-011

Bank Name: HSBC Bank (China) Company Limited, Beijing Branch

Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing

Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2021 年 11 月 25 日至 2022 年 3 月 31 日。

This Agreement is valid from 25 November 2021 to 31 March 2022.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司

Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：

Authorized representative:

ZhiRong He
Flora He 贺志蓉



日期：

Date:

乙方：高力國際物業顧問（香港）有限公司

Party B: Colliers International (Hong Kong) Limited

授权代表：

Authorized representative:

Michelle
Dorothy Chow

日期：

Date:

服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 北京市朝阳区朝阳路 91 号金地中心 A 座 507 室
Address: Suite 507 Block A Gemdale Plaza, No 91 Jianguo Road, Chaoyang District, Beijing

电话: +86 10 8541 1188
Tel.: +86 10 8541 1188

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701 室
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel.: +852 2828 9888

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供位于广州的越秀金融大厦的房地产估值顾问服务。

Party A intends to provide Party B with the services via email related to the valuation of Yuexiu Financial Tower in Guangzhou.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，在双方确认后的 15 个工作日内，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A within 15 business days from the confirmation by both Party A and Party B.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可，服务费以港币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>Yuexiu Financial Tower Property Valuation</u>	<u>HKD120,000.00</u>
<u>越秀金融大厦房地产估值服务</u>	

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.

Account No.: 626-016471-011

Bank Name: HSBC Bank (China) Company Limited, Beijing Branch

Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing

Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2021 年 08 月 31 日至 2021 年 12 月 31 日。

This Agreement is valid from 31 August 2021 to 31 December 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司

Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：

Authorized representative:

Flora He
Flora He 贺志蓉



日期：

Date:

乙方：高力國際物業顧問（香港）有限公司

Party B: Colliers International (Hong Kong) Limited

授权代表：

Authorized representative:

日期：

Date:

29 Dec 2021



服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 北京市朝阳区朝阳路 91 号金地中心 A 座 507 室
Address: Suite 507 Block A Gemdale Plaza, No 91 Jianguo Road, Chaoyang District, Beijing

电话: +86 10 8541 1188
Tel.: +86 10 8541 1188

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701 室
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel.: +852 2828 9888

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供位于广州的越秀金融大厦的资产评估顾问服务。

Party A intends to provide Party B with the services via email related to the Business valuation of Yuexiu Financial Tower.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，在双方确认后的 15 个工作日内，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A within 15 business days from the confirmation by both Party A and Party B.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可，服务费以港币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>Yuexiu Financial Tower Business Valuation</u>	<u>HKD100,000.00</u>
<u>越秀金融大厦的资产评估顾问服务</u>	

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.

Account No.: 626-016471-011

Bank Name: HSBC Bank (China) Company Limited, Beijing Branch

Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing

Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2021 年 06 月 30 日至 2021 年 12 月 31 日。

This Agreement is valid from 30 June 2021 to 31 December 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

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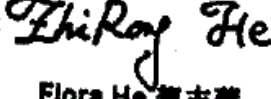
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(This is execution page)

甲方：北京高力国际房地产评估有限公司

Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：

Authorized representative: 
Flora He 贺志蓉



日期：

Date:

乙方：高力國際物業顧問（香港）有限公司

Party B: Colliers International (Hong Kong) Limited

授权代表：

Authorized representative: 

日期：

Date:

29 Dec 2021

服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市东城区东长安街 1 号东方广场西三办公楼 510 室
Address: Suite 510, Tower W3, Oriental Plaza, No 1, East Changan Avenue, Dongcheng District, Beijing, China

电话: +86 10 8541 1188
Tel:

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel:

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供越秀房地产信托 2020 年 12 月 31 日年度顾问估值咨询服务以作财务报告之用途。

Party A intends to provide Party B with the services via email related to the year-end valuation for Yuexiu REIT as of 2020/12/31 for financial statement purposes.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

- 一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A.

- 二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

- 三、 甲乙双方一致认可，服务费以港币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>Year-end Valuation – Yuexiu REIT as of 2020/12/31</u>	<u>HKD392,000.00</u>
<u>越秀房地产信托基金 2020 年 12 月 31 日时点年度顾问估值咨询服务</u>	

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.
Account No.: 626-016471-011
Bank Name: HSBC Bank (China) Company Limited, Beijing Branch
Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing
Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2020 年 12 月 01 日 至 2021 年 6 月 30 日。

This Agreement is valid from 1 December 2020 to 30 June 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration.

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

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(以下无正文)

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(本页无正文，为合同签署页)

(This is execution page)

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表:
Authorized representative: 
Flora He 贺志蓉

日期: 13 May 2021
Date:

乙方: 高力國際物業顧問 (香港) 有限公司
Party B: Colliers International (Hong Kong) Limited

授权代表:
Authorized representative: 

日期: 12 May 2021
Date:

服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市朝阳区建国路 91 号金地中心 A 座 507 室
Address: Suite 507, Block A, Gemdale Plaza, No. 91 Jianguo Road, Chaoyang District, Beijing, China

电话: +86 10 8541 1188
Tel:

乙方: Colliers International Consultancy & Valuation (Singapore) Pte Ltd
Party B:

联系地址: 12 Marina View, #19-02 Asia Square Tower 2, Singapore 018961
Address:

电话: +65 6223 2323
Tel:

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供位于北京市朝阳区世贸天阶项目（目标物业）的顾问估值咨询服务。

Party A intends to provide Party B with the services via email related to the valuation of The Place, located in Chaoyang District, Beijing.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

- 一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A.

- 二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

- 三、 甲乙双方一致认可，服务费以新元或美金结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in SG\$ or US\$ and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>The Place, Beijing 世贸天阶, 北京</u>	<u>SG\$38,000</u>
	<u>equivalent to US\$27,000</u>

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.
Account No.: 626-016471-011
Bank Name: HSBC Bank (China) Company Limited, Beijing Branch
Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing
Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2021年10月01日 至 2022年8月31日。

This Agreement is valid from 1 October 2021 to 31 August 2022.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration.

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

(以下无正文)

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(本页无正文, 为合同签署页)

(This is execution page)

甲方: 北京高力国际房地产评估有限公司

Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表:

Authorized representative:


Flora He 贺志蓉



日期:

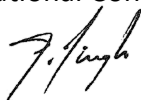
Date: 12 October 2021

乙方:

Party B: Colliers International Consultancy & Valuation (Singapore) Pte Ltd

授权代表:

Authorized representative: Govinda Singh



日期:

Date: 19 October 2021

服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 北京市朝阳区朝阳路 91 号金地中心 A 座 507 室
Address: Suite 507 Block A Gemdale Plaza, No 91 Jianguo Road, Chaoyang District, Beijing, China

电话: +86 10 8541 1188
Tel.:

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701 室
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供位于安徽省不良资产(Project Granite)项目（目标物业）的顾问估值顾问服务。

Party A intends to provide Party B with the services via email related to the valuation of an NPL Project located in Anhui Known as Project Granite.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

一、 在乙方成功为客户提供服务并收取服务费用后 15 个工作日内，由乙方按甲乙双方一致认可的比例和数额，在双方确认后的 15 个工作日内，将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A within 15 business days from the confirmation by both Party A and Party B.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可，服务费以人民币结算，结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in RMB and Party A shall bear the currency exchange risks arising from the settlement.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

<u>项目名称 Project Name</u>	<u>费用金额 Service Fee</u>
Project Granite, Anhui NPL	RMB246,750.00
Project Granite, 安徽不良资产包	Plus Travel Expenses of RMB13,898.63

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.
Account No.: 626-016471-011
Bank Name: HSBC Bank (China) Company Limited, Beijing Branch
Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center, No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing
Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2020 年 11 月 01 日至 2021 年 10 月 31 日。

This Agreement is valid from 1 November 2020 to 31 October 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。

This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司

Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：

Authorized representative:


Flora He 贺志蓉



日期：

Date:

乙方：高力國際物業顧問（香港）有限公司

Party B: Colliers International (Hong Kong) Limited

授权代表：

Authorized representative:



日期：

Date: 7 Dec 2021

服务合同 Referral Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.
联系地址: 中国北京市东城区东长安街1号东方广场西三办公楼510室
Address: Suite 510, Tower W3, Oriental Plaza, No 1, East Changan Avenue, Dongcheng District, Beijing, China

电话: +86 10 8541 1188
Tel:

乙方: 高力國際物業顧問(香港)有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道18號中環廣場5701
Address: Suite 5701 Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel:

鉴于:

Whereas:

甲方拟以电子邮件的方式为乙方提供位于佛山市顺德区大良街道办事处府又社区居民委员会南国东路宝翠花园翠拥华晖B座1202(目标物业)的估值顾问服务。

Party A intends to provide Party B with the services via email related to the valuation of a residential property located in Foshan.

甲乙双方经友好协商,达成如下协议:

Both Party A and Party B further agreed the following:

一、 在乙方成功为客户提供服务并收取服务费用后15个工作日内,由乙方按甲乙双方一致认可的比例和数额,将其汇入甲方的指定账户。

Party B shall, within 15 business days after Party B has successfully provided services for the clients and collected all services fees, pay to Party A, in the proportion and amount agreed by both Party A and Party B. Party B will pay to the account designated by Party A.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可,服务费以港币结算,结算中产生的汇率风险由甲方承担。

Both Party A and Party B agreed that the service fee shall be settled in HKD and Party A shall bear the currency exchange risks arising from the settlement.



四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
<u>A Residential Property located in Foshan</u>	<u>HKD15,000.00</u>

佛山市顺德区宝翠花园翠拥华晖 B 座 1202

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.

Account No.: 626-016471-011

Bank Name: HSBC Bank (China) Company Limited, Beijing Branch

Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center,
No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing

Swift Code: HSBCCNSHBJG

六、 本合同有效期自 2021 年 01 月 01 日 至 2021 年 12 月 31 日。

This Agreement is valid from 1 January 2021 to 31 December 2021.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration.

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。

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(本页无正文, 为合同签署页)

(This is execution page)

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.


授权代表:
Authorized representative:

日期:
Date:

乙方: 高力國際物業顧問(香港)有限公司
Party B: Colliers International (Hong Kong) Limited

授权代表:
Authorized representative:

日期: 22 Feb 2021
Date:

 Eric Tsang



服务合同 Service Agreement

甲方: 北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

联系地址: 中国北京市朝阳区朝阳路 91 号金地中心 A 座 507 室
Address: Suite 510, Tower W3, Oriental Plaza, No 1, East Changan Avenue, Dongcheng District, Beijing, China

电话: +86 10 8541 1188
Tel.:

乙方: 高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

联系地址: 香港灣仔港灣道 18 號中環廣場 5701 室
Address: Suite 5701, Central Plaza, 18 Harbour Road Wanchai, Hong Kong

电话: +852 2828 9888
Tel.:

鉴于:

Whereas:

根据双方协定，甲方将以邮件的方式为乙方提供 Project Forest 顾问估值咨询的相关工作。

As agreed, Party A will provide Party B with the valuation and advisory services work for Project Forest via email.

甲乙双方经友好协商，达成如下协议：

Both Party A and Party B further agreed the following:

一、 在甲方完成现场勘察后 30 个工作日内，乙方需将服务费（第四条约定金额），汇入甲方指定账户。如客户在甲方完成项目现场勘察后想撤销工作指派，需支付甲方 80% 的服务费。

100% of the service fee is payable within 30 working days, after Party A has conducted site inspections of the Properties (the service fee is as agreed in section 4).

In the event that the Client does not want to proceed with this assignment after Party A had completed the site inspections of the properties, the abortive fee would be 80% of the service fee as mentioned in Section 4.

二、 依法应由甲方缴纳的税费由甲方自己承担。

Party A shall undertake the taxes it is subject to according to the laws.

三、 甲乙双方一致认可，服务费以人民币结算。

Both Party A and Party B agreed that the service fee shall be settled in RMB.

四、 现将甲乙双方已确认的服务费用列示如下：

The agreed service fee confirmed by both Party A and Party B is shown as follows:

项目名称 Project Name	费用金额 Service Fee
1) Project Forest	RMB174,050.00
2) 差旅费 Related travelling expenses	RMB19,122.96
<u>合计 (Total):</u>	<u>RMB193,172.96</u>

最终费用以甲方根据上述单项项目完成的报告数量为准，如中间项目发生变化，则服务费用将根据实际完成情况进行更新。

The final service fee will depend on the number of properties completed according to the above-mentioned individual fee schedule. If the number of reports as set out before has changed accordingly, then the total fee will be recalculated based on the actual number of reports delivered to Party B.

以上款项将由乙方汇入甲方下述指定账户。

The above fee will be transferred by Party B to the account below designated by Party A.

五、 甲方银行账户信息如下：

Bank information of Party A:

Account Name: Beijing Colliers International Real Estate Valuation Co., Ltd.
Account No.: 626-016471-011
Bank Name: HSBC Bank (China) Company Limited, Beijing Branch
Bank's Address: Unit 102, 1F, Unit 01-03, 05-08, 16F, 17F & 18F, Fortune Financial Center,
No.5 Dongsanhuan Zhong Road, Chaoyang District, Beijing
Swift Code: HSBCCNHBJG

六、 本合同有效期自 2021 年 4 月 01 日至 2022 年 5 月 31 日。

This Agreement is valid from 01 April 2021 to 31 May 2022.

七、 本合同若有变更或补充，双方应另行签订补充协议。

A supplementary agreement shall be entered into in the event of any changes or supplement to this Agreement.

八、 合同履行过程中如发生争议，双方应友好协商解决，协商不成的提交北京仲裁委员会仲裁。

Any disputes arising from the execution of this Agreement shall be settled by both parties through friendly consultation. In case that no settlement can be reached, any party is entitled to submit the disputes to Beijing Arbitration Commission for arbitration

九、 本合同一式两份，由甲乙双方签字盖章后生效。本合同甲乙双方各执两份，具有同等法律效力。
This agreement is in two copies and goes into effect upon the signature and stamp by both Party A and Party B. Party A and Party B, each has a copy of this Agreement and they have same legal effect.

十、 本合同以中英文制作，二者内容不一致时，以中文内容为准。
This Agreement is written in both Chinese and English and the Chinese version shall prevail in case of any discrepancy.

(以下无正文)

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(本页无正文，为合同签署页)

(This is execution page)

甲方：北京高力国际房地产评估有限公司
Party A: Beijing Colliers International Real Estate Valuation Co., Ltd.

授权代表：
Authorized representative:



日期：
Date:

乙方：高力國際物業顧問（香港）有限公司
Party B: Colliers International (Hong Kong) Limited

授权代表：
Authorized representative:



日期：
Date: 18 Nov 2021

Our Ref: 21-17581
Date: 16 March 2021

Beijing Colliers International Real Estate Valuation Co., Ltd

Suite 502, Tower W3
Oriental Plaza
No. 1 East Changan Avenue
Dongcheng District
Beijing 100738

Attention to: Ms Flora He

Dear Ms He

Re: Fee Sharing Agreement (FSA) for Inspection Physical Due Diligence of Properties in Dongguan, the PRC

This Fee Sharing Agreement (the "FSA") is made between Colliers International (Guangzhou) Limited (hereinafter referred to as "C Guangzhou") and Colliers International (Hong Kong) Limited (hereinafter referred to as "C HK"). The FSA shall commence execution by both parties and end upon the completion or termination of the assignment.

1. The Client

The full name of the client for this project is AIA Investment Management Private Limited (the "Client").

2. The Project

The property is to prepare an inspection for an logistics building in Dongguan, the PRC.

3. Scope of Work

Both C Guangzhou and C HK understand that the scope of work for the Project will be as follows:

- C Guangzhou will be responsible for inspection and preparation of report;
- C HK will be responsible for invoicing, contract arrangement and client management.

4. Fees

The total fees payable to C Guangzhou is RMB 8,000 (inclusive of VAT).

The fee will be paid by C HK to C Guangzhou in the following manner:

- 100% upon completion;
- C HK will be responsible for issuing the local invoice to the Client upon delivery of the final report;
- C Guangzhou will issue the invoice to C HK;
- Payment will be made to C Guangzhou once C HK has received payment from the Client.



Company Registered Name (if required)
Company Licence No: A-55555

For and behalf of
Beijing Colliers International Real Estate Valuation Co., Ltd

Flora He
Flora He 贺志馨



Flora He
Head of Valuation & Advisory Service

Colliers International (Hong Kong) Limited

Hannah Jeong

Hannah Jeong
MSc (Real Estate), MRICS, MHKIS, RPS(GP)
Head of Valuation and Advisory Services