

Our Ref: 21-321

26 October 2021

**PCCLF Holding Pte. Ltd.**

**Proposal for Valuation and Advisory services for financial reporting purposes of a logistics portfolio located in Beijing, Tianjin, Shenyang, Guangzhou, Dongguan and Foshan, the People's Republic of China (the "Properties")**

Valuation date: The valuation date will be as at 31 December 2021

**01. REQUIREMENT**

A full narrative report for each property on market value basis in accordance with the Royal Institution of Chartered Surveyors (RICS) Global valuation professional standards incorporating the IVSC valuation standards will be provided in RENMINBI.

The timeline for the work is proposed per below table:

No.	Progress	Time
1	1 <sup>st</sup> draft valuation summary & lease comparable	2 December 2021
2	Internal review meeting (Con call or meet in PLD office)	7 December 2021
3	2 <sup>nd</sup> draft of value due and draft data tape	8 December 2021
4	Talking Point Warm-up Call	9 December 2021
5	Call with US valuation/Fund/PLD China team	10 December 2021
6	Final Value (Summary) confirmation	13 December 2021
7	Finish Data Tape	13 December 2021
8	Draft Report	4 January 2022
9	Call with KPMG TBD	TBD
10	Final report (signed)	21 January 2022

Market value is defined as "the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion".



## 02. THE PROPERTY

We understand that the Properties include 9 logistics projects located in Beijing, Tianjin, Shenyang, Guangzhou and Dongguan. Each project name as below:

No.	Project Name	Location
1	Prologis Beijing Capital Airport Logistics Center 1	Beijing
2	Prologis Beijing Capital Airport Logistics Center 2	Beijing
3	Prologis Tianjin Jingbin Logistics Center	Tianjin
4	Prologis Tianjin Ninghe Logistics Center P1 & 2	Tianjin
5	Prologis Shenyang Hunnan Logistics Center Ph1 & 2	Shenyang
6	Prologis Guangzhou Development Zone Logistics Center Ph1 & 2	Guangzhou
7	Prologis Dongguan Shipai Logistics Center Ph1, 2 & 3	Dongguan
8	Prologis Dongguan Hongmei Logistics Center	Dongguan
9	Prologis Foshan Datang Logistics Center 1 & 2	Foshan

## 03. FEE

We would propose a service fee of **RMB270,000 (RENMINBI TWO HUNDRED SEVENTY THOUSAND ONLY)**, RMB30,000 per project), payable in the following manner: -

- 100% payable upon delivery of the final report.

### Payment Terms

- The above fee is inclusive of all costs, and tax.
- Validity 30 days from the above date.

If you decide to stop after commencement of work, you will pay for any work undertaken up to the date and time we receive written confirmation of such. In such an event you would pay Colliers 80% of the fee as mentioned in this proposal for such assignment for all work carried out up and until the date of receipt of such cancellation notice plus any travelling or other expenses so far incurred.

## 04. VALUER

Zhirong He (Flora He), Executive Director of our China Valuation and Advisory Services Department will carry out the assignment assisted by our valuation and advisory services team based in Beijing, Shanghai and Guangzhou. Flora is an experienced competent valuer and has over 18 years' experience in undertaking valuation and advisory services of this type in China. Flora is a Fellow of the Royal Institution of Chartered Surveyors.

Neither Flora nor Beijing Colliers International Real Estate Valuation Co., Ltd. ("Colliers" or "Us") are aware of any pecuniary interest or conflict that could reasonably be regarded as being capable of affecting the ability to give an unbiased and objective, opinion of the value of the Property.

In all tasks a conflict of interest check is carried out, before work commences, and should such a conflict of interest be found, you will be advised.

## **05. DISCLOSURE**

We will inspect each property internally and externally, carrying out investigations as necessary before completing the report. All information gathered and used will be verified as far as is reasonable, and will include that provided by you, from government departments, in the public domain, and our own internal database.

Limitations on investigations will be set out in our report. The valuer will coordinate with you proactively throughout the process.

Please note a structural survey or environmental survey will not be carried out, but any findings that require further investigation will be advised, and highlighted as part of the report. Services and facilities will not be tested.

## **06. VALUATION APPROACH**

We would use appropriate approaches to assess the market value for the Properties.

## **07. VALUATION ASSUMPTIONS**

Unless otherwise found it will be assumed that:

- The property titles are valid and clear, and that the property can be freely disposed of in the open market;
- That no encumbrances or other rights exist of an onerous nature that would adversely affect the value of the property and that physical site and property conditions are normal;
- The property conforms with all required laws and regulations;
- Should use of additional assumptions be found necessary, they will be discussed and agreed with you, prior to the issue of the report.

## **08. INFORMATION NEEDED**

We will contact and meet with you or your representatives to ensure that all your requirements are clearly understood before proceeding with the assignment. In parallel with this we would request your timely provision, of the information required, to avoid impacting the timeline for delivery of the report. Should there be delay in the provision of information we would reserve the right to extend the delivery timeline accordingly.

## 09. REGULATION BY THE RICS

Colliers is regulated by the RICS and all necessary investigations, inspections, and other work carried out for the purpose of this assessment will meet its standards. The RICS monitors regulated firms under its Conduct and Disciplinary regulations. For your further information Colliers maintains a complaint handling procedure, a copy of which is available on request.

## 10. CAVEATS AND ASSUMPTIONS

Our proposal and report are subject to the caveats and assumptions set out in Appendix 1, and incorporated into the terms of engagement between us.

Please note the report is for your sole use and for the purpose indicated only and no liability to any third party can be accepted for the whole or any part of the contents of the document. The whole nor any part of the report nor any reference thereto may not be included in any published documents, circular or statement, nor published in any way whatsoever except with the prior written approval of Colliers as to the form and context in which it may appear.

## 11. CONCLUSION

We thank you for giving us this opportunity to serve you. Should you have any questions or wish to discuss any aspect of this proposal in more detail, please do not hesitate to us.

If the terms as set out in this proposal are acceptable to you, please sign below and return a copy of this proposal to us by email to the address above.

This signed proposal then forms your terms of engagement and contract with Colliers International.

For and on behalf of  
Beijing Colliers International Real Estate Valuation  
Co., Ltd. (北京高力国际房地产评估有限公司)



**Flora He 贺志蓉**  
Zhirong He (Flora He)  
FRICS MCOMFIN  
Executive Director  
Valuation and Advisory Services I China

For and on behalf of  
PCCLF Holding Pte. Ltd.



**Name** Ooi Aik Khuan

**Title** Director



## APPENDIX – STANDARDS CAVEATS AND ASSUMPTIONS