

2022

專業評估及顧問服務

Hong Kong Appraisal
香港評估

China United Assets Appraisal Group (HK)
中聯資產評估集團 (香港分所)

WE ARE...

我們是...

專業

PROFESSIONAL

Hong Kong Appraisal Advisory Limited ("HKAppraisal") is the Hong Kong branch of China United Assets Appraisal Group ("CUAAG"), one of the largest professional groups providing valuation and consultancy services in the PRC. We have registered two business names in the Companies Registry, namely HKAppraisal and CUAAG. We are formed by a group of experienced professionals with proven track record of producing quality appraisals including public documents required by world-wide Stock Exchanges, such as the Stock Exchange of Hong Kong, the Stock Exchange of Singapore, London Stock Exchange, the New York Stock Exchange, etc. Besides competency, HKAppraisal places strong emphasis on the independence of the reports it produces.

Our professionals come either from famous surveying firms, established business valuation firms or Big Four accounting firms. Our appraisal services are widely utilised by listed and private companies for various purposes, including IPO, M&A, litigation support, investment, financial reporting, taxation, etc.

香港評值國際有限公司 ("香港評值") 是國內最大商業評估機構 – 中聯資產評估集團的香港分所。我們在香港公司註冊處註冊了香港評值和中聯(香港)兩個業務名稱。我們的專業團隊由一群富有經驗的專業人士組成，擁有出具高品質評估報告的可靠記錄，可提供符合香港聯交所、新加坡證券交易所、倫敦證券交易所及紐約證券交易所等要求的公開檔案。除了注重高質數之外，香港評值的專業級報告亦嚴格遵守獨立性。我們的責任評估師來自著名測量行，或曾服務於知名商業評估公司或四大會計師事務所。我們的評估服務被上市及私營公司廣泛採用於各種目的，包括IPO、併購、訴訟支持、投資、財務報告、稅務等等。

China United Assets Appraisal Group 中聯資產評估集團

China United Assets Appraisal Group ("CUAAG") is the first valuation group approved by the Ministry of Finance and the State Administration for Industry and Commerce in the PRC. According to the ranking released by the China Appraisal Society, CUAAG is the largest and most influential professional services for valuation and consultation provider in the PRC (ranked by the amount of revenue and profit). CUAAG was formed initially as the China Economic and Technological Investment Guarantee Company which was jointly established by the Ministry of Finance, and the former State Economic and Trade Commission in 1994.

中聯資產評估集團 ("中聯評估") 是中國首家獲財政部授權批准、國家工商局核准註冊的評估集團。根據中國資產評估協會的排名，中聯評估 (以收入及盈利為基準) 為國內規模和影響力最大的評估諮詢綜合服務專業機構。中聯評估源自財政部、原國家經貿委聯合組建的中國經濟技術投資擔保公司，創始於1994年。

OUR SERVICES

我們的服務

Business Valuation 商業評估

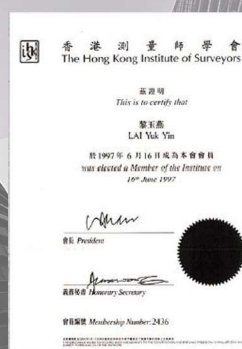
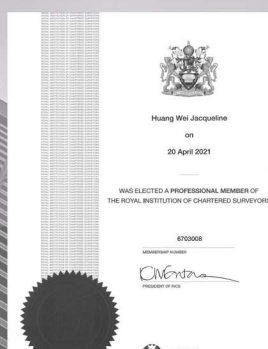
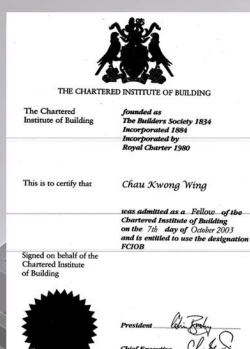
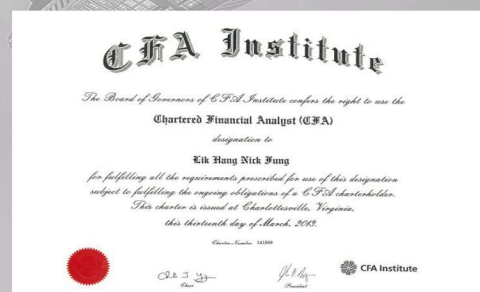
Our business valuation department is formed by a group of experienced professionals who are holding international qualifications. We are able to deliver independent and high-quality valuation reports that meet international and regulatory requirements. We provide fair market value assessment on business enterprise/ asset for public transaction purpose, drawing conclusion from extensive experience across a wide range of industries including mineral, biological asset, internet, big data, etc.. We provide fair value assessment for all kind of assets and liabilities on balance sheet, as well as value in use assessment for impairment test. We are familiar with accounting requirements as set out in IAS, IFRS and GAAP. We appraise all kind of intangible assets covering intellectual properties arising from legal binding, client end or technology side, for purchase price allocation in pro-forma or year-end financial reporting. We also have rich experience in derivative valuation.

- A. Business valuation (for public transaction)
收購合併涉及的商業評估
- B. Business valuation (for financial reporting)
財務報告涉及的商業評估
- C. Bio-medical project valuation
生物醫藥項目評估
- D. Financial instrument valuation
(Convertible bond, bond, option, preferred shares, expected credit losses, etc.)
金融工具評估
(可換股債券、債券、期權、優先股、預期信用損失等)
- E. Intangible asset and new-economy technology valuation
無形資產及新經濟技術評估

我們的商業評估部門由一群經驗豐富且具有國際認證資格的专业人士組成。我們為客戶提供獨立、高品質和符合國際監管要求的評估報告。我們為公開交易中涉及的企業提供各種企業及資產公允市場價值評估，我們的估值意見建基於我們團隊深厚的評估理念基礎及在多年的評估實戰中汲取的各行各業的行業經驗，包括礦業、生物資產、互聯網行業和大數據等等。我們可以提供資產負債表上的各類型資產及負債的公允價值評估以及減值測試中採用的使用價值評估。我們熟知國際會計準則（IAS），國際財務報告準則（IFRS）和一般公認會計原則（GAAP）等會計要求。我們也為備考或年終財務報表中的收購價格分攤中出現的各種無形資產包括知識產權、法律約束、客戶關係以及科技技術做相應的評估。我們亦擁有各種複雜的衍生工具估值的豐富經驗。

OUR QUALIFICATIONS

我們的專業資質



IPO & Fixed Asset Valuation 首次公開募股及固定資產評估

Our property valuation department is led by experienced surveyors with RICS and HKIS qualifications and our company is on the List of Firms Providing Professional Consultancy Services of General Practice Surveying published by HKIS. We are qualified valuer for IPO and public M&A services in Hong Kong. We provide market value assessment of fixed assets for the purposes of sale, merger, accounting, public listing, joint-venture, mortgage, litigation, migration, land exchange, lease modification and rates/rental dispute.

我們的物業評估部門由具備皇家特許測量師學會 (RICS) 和香港測量師學會 (HKIS) 資格的資深測量師帶領。我們公司名列香港測量師學會公佈的產業測量組公司名單。我們是在香港就上市公司事宜和併購項目提供專業意見上的【認可評估師】。我們為固定資產針對出售、併購、會計目的、上市、合資、抵押、訴訟、轉移、換地、契約修訂和租金爭議等目的做市場或公允價值評估。

Mineral Expert Services 礦業專家服務

We provide independent and reliable mineral expert services to our world-wide clients. Our services cover feasibility and pre-feasibility studies, risk analysis of mining projects, evaluation of investment opportunities, corporate advisory services, valuation of mineral projects to VALMIN standards, competent evaluator reports and competent person reports (NI43-101 and JORC) under the Chapter 18 of listing rules of HKEx.

我們為世界各地的客戶提供獨立可靠的礦產專家報告。我們的服務包括礦產項目的可行性研究、預可行性研究、礦業專案風險分析、礦產投資機會評估、礦業諮詢服務、以及提供遵照香港上市條例第18章定义下和符合國際認可的礦業規範及準則下的合資格人士報告 (NI43-101和JORC) 或合資格評估師報告 (VALMIN) 。

Other Corporate Advisory Services 其他企業諮詢服務

Our professionals are capable of providing a wide range of business advisory services, such as business planning, financial due diligence and environmental, social and governance ("ESG") reporting. Our surveying experts are experienced to provide consultancy works, including but not limited to serve as a valuation expert witness in court.

我們專業團隊的豐富經驗令我們具備足夠能力提供廣泛的企業諮詢服務，如商業規劃、財務盡職調查及環境、社會及管治報告 (ESG 報告)。同時，我們的測量專家資深於為客戶提供諮詢服務，包括但不限於在法庭上擔任評估專家證人。

Industry Sectors 客戶行業

We are experts in the new economy valuations, and have extensive experience in the traditional industries. We offer valuation expertise in a range of industry sectors, including but not limited to:

- Automotive
- Bank & Capital Market
- Energy & Mining
- Entertainment & Media
- Green Technology
- Healthcare
- Human Recruit
- Industrial Products
- Marine Transportation
- Pharmaceuticals & Life Sciences
- Real Estate
- Retail & Consumer

我們是新經濟估值專家。在傳統行業裏，我們也累積有豐富經驗。我們具備能力提供廣泛行業的專業估值服務，包括但不限於：

- 汽車
- 銀行與資本市場
- 能源與礦業
- 娛樂與媒體
- 綠色科技
- 衛生保健
- 人力招聘
- 工業產品
- 海運
- 製藥與生命科學
- 房地產
- 零售與消費

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