

AFFIDAVIT

I, _____ translator in the City of Toronto, Province of Ontario, make oath and say:

- 1. I am fluent in both Chinese and English.
- 2. I have translated the annexed document and carefully compared the translation from Chinese into English with regard to the following document:

Gift Agreement

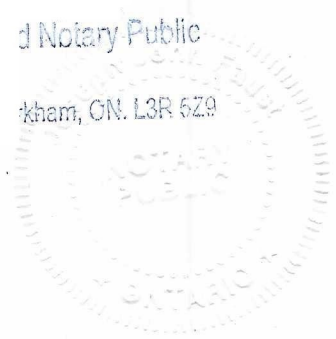
- 3. The said translation is, to the best of my knowledge and ability, the complete and correct translation of said document.

SWORN before me at the City of Toronto
In the Regional Municipality of Metropolitan Toronto)

This 26th day of sep, 2024)

A Notary Public in and for the Province of Ontario)

B
T
A



Gift Agreement

Party A1 (Donor): female, ID number: _____ date of birth: _____
1942.
Party A2 (Donor) _____, male, ID number: _____, date of birth: _____
Party B (Donee): _____, male, passport number _____ date of birth: _____

Whereas Party A1 and Party A2 (hereinafter collectively referred to as "Party A") are husband and wife. Party B is the daughter of Party A. Party A voluntarily and gratuitously donates the deposit of RMB 16.2 million yuan under their names to Party B for Party B's future living expenses. Now, through equal, voluntary consultation and reaching unanimity, both Party A and Party B sign this agreement regarding the relevant matters of the cash gift.

I. Purpose of the Gift

Considering their advanced age, Party A hopes to make arrangements for the future as early as possible and voluntarily donates the proceeds of RMB 16.2 million yuan (in capital letters: RMB SIXTEEN MILLION TWO HUNDRED THOUSAND YUAN) from the sale of the house under their names to Party B, and Party B clearly expresses acceptance of the above gift.

II. Object of the Gift

Both Party A and Party B clarify that the aforementioned deposit is only gifted to Party B alone, belongs to Party B's personal exclusive property, has nothing to do with Party B's spouse and children, and will not be regarded as the joint property of Party B and her spouse. Only Party B has the ownership and the right of disposal of the gift.

III. Source of the Gifted Funds

Party A promises that the source of the gifted funds is legal. The gifted funds of RMB 16.2 million yuan come from the proceeds of Party A's sale of the house located at _____ Beijing.

IV. Payment of the Gifted Funds

Party A will successively exchange foreign currency and then remit all the funds to Party B's bank account in Canada through bank transfer.

This agreement represents the true intentions of both Party A and Party B. Both parties to the agreement are persons with full capacity for civil conduct. When signing this agreement, they are in good health, clear-minded, completely voluntary, and have fully read and understood all the contents of this agreement.

This agreement shall come into effect upon the signature of both parties. This agreement is made in duplicate, with Party A and Party B each holding one copy, and both copies have the same legal effect.

Signature of Party A1 (Donor): [Signature] Date: Sep. 26, 2024

Signature of Party A2 (Donor): [Signature] Date: Sep. 26, 2024

Signature of Party B (Donee): [Signature] Date: Sep. 26, 2024

Barrister, Solicitor and Notary Public
Tel: 4
Add: 8
Markham, ON. L3R 5Z9



赠与协议

甲方 1: (赠与人) _____ 女, 身份证号: _____ 出生日期: _____
甲方 2: (赠与人) _____, 男, 身份证号: _____ 出生日期: _____
乙方: (受赠人) _____ 女, 护照号: _____ 出生日期: _____

鉴于甲方 1, 甲方 2 (以下统称甲方) 系夫妻关系。乙方系甲方的女儿。甲方自愿, 无偿将名下存款壹仟陆百贰拾万元人民币赠与乙方, 用于乙方的今后生活费用。现甲乙双方经平等自愿, 协商一致, 就赠与现金相关事项签订本协议。

一. 赠与的目的

甲方考虑年事已高, 希望尽早对未来做好安排, 自愿将名下房屋销售所得人民币 1620 万元 (大写: 人民币壹仟陆百贰拾万元) 赠与乙方, 乙方明确表示接受上述赠与。

二. 赠与的对象

甲乙双方明确, 前述存款仅赠与乙方一人, 属于乙方的个人专有财产, 与乙方配偶和子女无关, 不作为乙方与其配偶的夫妻共同财产。仅乙方具有对赠与的所有权和处分权。

三. 赠与款项的来源

甲方承诺赠与款项的来源合法, 赠与款项人民币 1620 万元来源于甲方出卖名下位于北京 _____ 房屋款项。

四. 赠与款项的支付

甲方将陆续换取外汇后通过银行转账方式, 全部汇入乙方在加拿大的银行账户。

本协议系甲乙双方的真实意思表示, 协议双方均是完全民事行为能力人, 在签订本协议时身体健康, 神智清楚, 完全自愿, 且已经充分阅读并理解本协议的全部内容。

本协议自双方签字起生效。本协议一式贰份, 甲乙双方各执壹份, 协议具有同等法律效力。

甲方 1 (赠与人) 签字: _____ 签署时间: _____

甲方 2 (赠与人) 签字: _____ 签署时间: _____

乙方 (受赠人) 签字: _____ 签署时间: _____

I was personally present
when the document was signed

Barrister, Solicitor and Notary Public
Tel: _____
Add: _____
Kham, ON, M9K 5Z4

Sep. 26, 2017