



仲量聯行

Jones Lang LaSalle Corporate Appraisal and Advisory Limited
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tel +852 2846 5000 fax +852 2169 6001
Company Licence No.: C-030171

仲量聯行企業評估及諮詢有限公司
香港英皇道 979 號太古坊一座 7 樓
電話 +852 2846 5000 傳真 +852 2169 6001
公司牌照號碼: C-030171

STRICTLY PRIVATE & CONFIDENTIAL

Date: 22 October 2021

To: Sun Hing Printing Holdings Limited (the "Company")
Windward 3, Regatta Office Park
PO Box 1350
Grand Cayman KY1-1108
Cayman Islands

Copy to: The Listing Division
The Stock Exchange of Hong Kong Limited
12th Floor, Two Exchange Square,
8 Connaught Place,
Central, Hong Kong

Securities and Futures Commission
35/F, Cheung Kong Centre
2 Queen's Road Central,
Hong Kong

Dear Sirs,

**RE: MAJOR TRANSACTION IN RELATION TO HUIZHOU FACTORY LEASING
(THE "TRANSACTION")**

We are the independent property valuer of the Company in relation to the Transaction.

1. This confirmation is made in respect of the report and/or letter and/or opinion and/or summary given by us (the "Expert Opinion") which is included in the circular of the Company dated 22 October 2021 (the "Circular").
2. We hereby give, and confirm that we have not withdrawn, our written consent to the issue of the Circular with the inclusion of our report and/or letter and/or opinion and/or summary thereof and/or reference to our name included herein (as the case may be), all of which are dated the date of the Circular in the form and context in which it is respectively included.
3. We hereby consent to a copy of this letter being made available for public inspection as described in the paragraph headed "Documents available for inspection" in the Circular.



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4. We confirm that we had and have no shareholding in the Company or its subsidiaries (the “Group”) or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in the Company or any other member of the Group.
5. We confirm that we had and have no direct or indirect interests in any assets which has been acquired or disposed of by or leased to any member of the Group since 30 June 2020 (the date to which the latest published audited consolidated financial statements of the Group were made up) or proposed to be so acquired, disposed of or leased to any member of the Group.

*The remainder of this page is intentionally left blank
and the signatures appear in the following page*



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Yours faithfully,
For and on behalf of:
Jones Lang LaSalle Corporate Appraisal and Advisory Limited

A handwritten signature in black ink, appearing to read "Eddie T. W. Yiu", is written over a horizontal line.

Mr. Eddie T. W. Yiu
MRICS MHKIS RPS (GP)
Senior Director