



22/F, China Overseas Building,
139 Hennessy Road, Wan Chai, Hong Kong
Tel (852) 2529 6878 Fax (852) 2529 6806
E-mail info@romagroup.com
http:// www.romagroup.com

10 November 2021

Lee Hing Development Limited
Suite 1506
15th Floor
9 Queen's Road Central
Hong Kong

Dear Sirs

**(I) THE VOLUNTARY CONDITIONAL CASH OFFER, WITH AN
ALTERNATIVE TO RECEIVE SHARES IN LEE HING (2021) LIMITED
(FORMERLY KNOWN AS CLASSIC PRESTIGE LIMITED),
BY KINGKEY SECURITIES GROUP LIMITED
ON BEHALF OF
LEE HING (2021) LIMITED
(FORMERLY KNOWN AS CLASSIC PRESTIGE LIMITED)
TO ACQUIRE ALL THE ISSUED SHARES OF
LEE HING DEVELOPMENT LIMITED
AND
(II) POSSIBLE PRIVATISATION**

We hereby consent to the issue of the composite offer and response document (the "**Composite Document**") dated 10 November 2021 jointly issued by Lee Hing (2021) Limited (formerly known as Classic Prestige Limited) and Lee Hing Development Limited in connection with, among others, the above matters with the references to our name and our letter, summary of valuations and valuation certificates relating to the values of certain property interests of the Group (as defined in the Composite Document) (the "**Valuation Report**") as set out in Appendix III to the Composite Document, in the form and context in which they respectively appear.

We hereby further consent to the Valuation Report and this letter being made available for public inspection as described in Appendix V to the Composite Document.

We hereby confirm that we are not beneficially interested in the share capital of any member of the Group (as defined in the Composite Document); nor do we have any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group.

Yours faithfully,
For and on behalf of
Roma Appraisals Limited

Frank F Wong
Director