



**HENRY BUTCHER MALAYSIA**

International Asset Consultants

**HENG HUP HOLDINGS LIMITED**

No. 264, Jalan Satu A  
Kampung Baru Subang  
40150 Shah Alam  
Selangor, Malaysia

Attention: The Board of Directors

Date: 29 November 2021

Dear Sirs,

**HENG HUP HOLDINGS LIMITED (THE "COMPANY", TOGETHER WITH ITS SUBSIDIARIES, THE "GROUP")  
DISCLOSABLE AND CONNECTED TRANSACTION IN RELATION TO ACQUISITION OF PROPERTIES**

We refer to the circular of the Company dated 29 November 2021 in connection with the captioned matter (the "Circular"). Capitalised terms used herein shall have the same meanings as defined in the Circular unless otherwise stated.

We hereby give and have not withdrawn our consent to the issue of the Circular with the inclusion therein of our valuation report dated 29 November 2021 (the "Valuation Report") and this letter and references to our name in the form and context in which it appears in the Circular.

We further confirm that, as at the date hereof, we did not:

- (a) have any direct or indirect interest in any assets which have been, since 31 December 2020 (being the date to which the latest published audited consolidated financial statements of the Group were made up), acquired or disposed of by or leased to any member of the Group, or are proposed to be acquired or disposed of by or leased to any member of the Group; and
- (b) have any shareholding, directly or indirectly, in any member of the Group and did not have the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any members of the Group.

We further consent to our Valuation Report and this letter to be made available by the Company for public viewing in the manner set out in the section headed "9. DOCUMENTS ON DISPLAY" under Appendix II to the Circular.

Yours faithfully,

For an on behalf of  
**HENRY BUTCHER MALAYSIA (SEL) SDN. BHD.**

**DATIN Sr GOH HOOI YAN**  
MRISM, MRICS, APEPS, ICVS, MBVAM  
Registered Valuer (V-441)

**HENRY BUTCHER MALAYSIA (SEL) Sdn Bhd** (495503-K)

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