

Date: 23 June 2023

Fullsun International Holdings Group Co., Limited
Room 1811, 18/F
V Heun Building
138 Queen's Road Central
Central
Hong Kong

Attention: Board of Directors

Dear Sirs,

**RE: (1) CAPITAL REORGANISATION;
(2) CHANGE IN BOARD LOT SIZE;
(3) ISSUE OF NEW SHARES UNDER SPECIFIC MANDATE;
(4) CREDITORS' SCHEME;
(5) APPLICATION FOR WHITEWASH WAIVER; AND
(6) VERY SUBSTANTIAL DISPOSAL IN RELATION TO
TRANSFER OF THE SCHEME SUBSIDIARIES
TO THE SCHEMCO PURSUANT TO CREDITORS' SCHEME**

We hereby give our consent, and confirm that we have not withdrawn our consent, to the inclusion of our report (the "Report") dated 23 June 2023 and the reference to our name and the Report in the form and context in which they respectively appear in the circular (the "Circular") of Fullsun International Holdings Group Co., Limited (the "Company") dated 23 June 2023 in relation to the captioned matter. Unless otherwise defined, capitalized terms used in this letter shall have the same meanings as those defined in the Circular.

We hereby further consent to the Report and this letter being made available on display as described in Appendix VI to the Circular.

We hereby confirm that:

- (1) we do not have any shareholding in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
- (2) we do not have any direct or indirect interests in any assets which have been, since 31 December 2022 (being the date to which the latest published audited consolidated accounts of the Group were made up), acquired or disposed of by or leased to, any member of the Group, or which are proposed to be acquired or disposed of by or leased to, any member of the Group.

Yours faithfully
For and on behalf of
Cushman & Wakefield Limited



Grace Lam
Senior Director
Valuation & Advisory Services, Greater China