

July 6, 2023

**E-House (China) Enterprise Holdings Limited**

PO Box 309,  
Ugland House  
Grand Cayman,  
KY1-1104,  
Cayman Islands

Dear Sir/Madam,

We refer to the circular (the "Circular") dated *6 July* 2023 issued by E-House (China) Enterprise Holdings Limited (the "Company") in connection with Disclosable and Connected Transaction in relation to the TM Home Share Issuance. Unless defined otherwise, terms used in this consent letter shall have the same meanings as those defined in the Circular.

We hereby consent, and confirm that as at the Latest Practicable Date, we (a) did not have any shareholding in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and (b) was not interested, directly or indirectly, in any assets which have been or are proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2022, being the date to which the latest published audited accounts of the Company were made up.

We hereby consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion of our letter dated *6 July* 2023 in the Circular and of the references to our name, in the form and context in which they respectively appear in the Circular. We hereby further consent to our letter dated *6 July* 2023 and this letter being published as described in the Circular.

Yours faithfully,  
For and on behalf of  
**Zero2IPO Capital Limited**



Yang Peng  
Managing Director