

The Board of Directors
Greenland Hong Kong Holdings Limited
No. 193 Xiehe Road
Changning District
Shanghai
the People's Republic of China

Email: grace.sm.lam@cushwake.com
Direct Tel: +852 2507 0784
Direct Fax: +852 2530 1562

Our Ref: LR-O-24106
GL/DW/jc

25 April 2024

Dear Sirs,

**Re: Greenland Hong Kong Holdings Limited (the "Company")
Major Transaction: Disposal of 49% equity interest in target company**

We refer to the circular dated 25 April 2024 (the "Circular") issued by the Company in relation to the captioned transaction. Terms defined in the Circular have the same meanings in this letter.

We hereby confirm that :

- (i) as at the Latest Practicable Date, we did not have any shareholding, directly or indirectly, in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in any member of the Group;
- (ii) as at the Latest Practicable Date, we did not have any interest, direct or indirect, in the promotion of, or in any assets which have been, since 31 December 2023 (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 were proposed to be acquired or disposed of by, or leased to any member of the Group; and
- (iii) we have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of the valuation report dated 25 April 2024 and the reference to our name and / or our opinion and advice in the form and context in which they are respectively included.

Yours faithfully,
For and on behalf of
Cushman & Wakefield Limited



Grace Lam
MRICS, MHKIS, RPS(GP)
Senior Director
Valuation & Advisory Services, Greater China