



29 April 2024

The Board of Directors of  
Redsun Properties Group Limited

26th Floor  
Hong Yang Building  
No. 9 Daqiao North Road, Pukou District  
Nanjing, Jiangsu Province

Dear Sirs,

**MAJOR TRANSACTION  
DISPOSAL OF 34% EQUITY INTERESTS  
IN PROJECT COMPANY**

We, Colliers Appraisal and Advisory Services Co., Ltd., refer to the circular dated 29 April 2024 issued by Redsun Properties Group Limited (the “**Company**”) regarding the disposal of 34% equity interests in the project company in respect of the Equity and Debt Transfer Agreement and the transactions contemplated thereunder (the “**Circular**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Circular.

We would like to confirm the following:

1. we are an independent property valuer of the Company; and
2. as at the Latest Practicable Date, we did 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 had no direct or indirect interests in any assets which had been acquired or disposed of by or leased to any member of the Group since 31 December 2023 (the date to which the latest published audited consolidated financial statements of the Company were made up) or proposed to be acquired, disposed of or leased to.

We hereby give our consent and confirm that we have not withdrawn our written consent, to the issue of the Circular with the inclusion therein of our letter and the references to our name, in the form and context in which they respectively appear.

Yours faithfully  
For and on behalf of  
**Colliers Appraisal and Advisory Services Co., Ltd.**

A handwritten signature in black ink, appearing to be "Kin Ming Woo James", written over a horizontal line.

**Kin Ming Woo James**  
*FRICS AICFC*  
Executive Director  
Valuation and Advisory Services I China