



Our Ref: BI/WS/RT/101861/CL

6 May 2024

Board of Directors
The Sincere Company, Limited
24th Floor, Jardine House
1 Connaught Place
Central
Hong Kong

Dear Sirs / Madams,

**THE SINCERE COMPANY, LIMITED (THE "COMPANY", TOGETHER WITH ITS SUBSIDIARIES,
THE "GROUP")**
MAJOR TRANSACTION IN RELATION TO THE DISPOSAL OF PROPERTY

We, B.I. Appraisals Limited, refer to the circular of the Company to be despatched on or about 6 May 2024 (the "Circular") in connection with the captioned matter. Terms and expressions used in this letter shall have the same meanings ascribed thereto in the Circular, unless otherwise specified herein.

We hereby give our consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion of our report and/or references to our name in the form and context in which it appears in the Circular.

We also confirm that as at the Latest Practicable Date (as defined in the Circular), we did not have: (a) any shareholding, directly or indirectly, 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 (b) any direct or indirect interest in any assets which had been, since 31 December 2023 (being the date up 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
B.I. Appraisals Limited

William C. K. Sham *MRICS, MHKIS, MCIREA, RPS(G.P.)*
Executive Director