



The Board of Directors
Dexin China Holdings Company Limited
Dexin Group
No. 588 Huanzhan East Road
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PRC

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23 May 2024

Our Ref.: J/SVPS-SZ/2024/PV/106/DL/VW

Dear Sirs,

RE: DEXIN CHINA HOLDINGS COMPANY LIMITED (THE "COMPANY") – (1) MAJOR AND CONNECTED TRANSACTION IN RELATION TO THE DISPOSAL OF TARGET PARKING SPACES; AND (2) MAJOR AND CONNECTED TRANSACTION IN RELATION TO THE EQUITY DISPOSAL

We refer to the circular issued by the Company dated 23 May 2024 (the "Circular") relating to the captioned matter. Capitalised terms used herein shall have the same meanings as those defined in the Circular unless otherwise defined.

We hereby give our formal consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion of our valuation report dated 23 May 2024 (the "Valuation Report") and references to our name in the form and context in which they respectively appear.

We also confirm that as at the Latest Practicable Date, we did not have: (a) any direct or indirect interest 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; or (b) any shareholding in any member of the Group, or any right (whether legally enforceable or not) to subscribe for or nominate persons to subscribe for securities in any member of the Group.

We hereby further grant our consent to the Valuation Report and this letter being made available for display as described in Appendix II to the Circular.

Yours faithfully,
For and on behalf of
Savills Valuation and Professional Services (China) Limited

Jennie C.W. Chang
MRICS MHKIS RPS(GP)
Senior Associate Director