

7 June 2024

The Board of Directors
Beijing Jingkelong Company Limited
Block No. 45, XinYuan Street, Chaoyang District
Beijing, PRC

Dear Sirs and Mesdames,

**VERY SUBSTANTIAL ACQUISITION AND CONNECTED TRANSACTIONS
IN RELATION TO THE 2024 LEASE AGREEMENTS AND THE
SUPPLEMENTAL LEASE AGREEMENTS**

We refer to the circular issued by Beijing Jingkelong Company Limited (the “Company”) on 7 June 2024 (the “Circular”) in relation to the captioned matter. Capitalised terms used herein should have the same meanings as those defined in the Circular.

We hereby consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion of our letter and references of our name in the Circular in the form and context in which they are included.

We also confirm that as at the Latest Practicable Date:

- (i) 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 securities in any member of the Group;
- (ii) we did not have any interest, either direct or indirect, in any assets which have been acquired or disposed of by or leased to or are proposed to be 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 Group were made up.

Yours faithfully,
For and on behalf of
Maxa Capital Limited



Dominic Cheung
Managing Director

Date : 7 June 2024

北京京客隆商業集團股份有限公司
Beijing Jingkelong Company Limited* (the “Company”)
Block No. 45
Xinyuan Street
Chaoyang District
Beijing, PRC

Attn.: The Board of Directors

Dear Sirs,

**Re: VERY SUBSTANTIAL ACQUISITION AND CONNECTED
TRANSACTIONS IN RELATION TO THE 2024 LEASE
AGREEMENTS AND THE SUPPLEMENTAL LEASE
AGREEMENTS**

We refer to the Company’s circular dated 7 June 2024 (the “Circular”) in relation with the captioned matter. Terms used herein shall the same meanings as those defined in the Circular.

We hereby give, and confirm that we have not withdrawn, our consent to the issue of the Circular with the inclusion of our report and references to our name in the form and context in which they appear.

As at the Latest Practicable Date, we did not (i) have 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; or (ii) have any interests, either direct or indirect, in any assets which have been acquired or disclosed of by or leased to or are proposed to be 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 Group were made up.

** for identification purpose only*

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Yours faithfully,



北京中企华土地房地产资产评估有限公司
Beijing CEA Real Estate & Assets Appraisal Co., Ltd.