

Our Ref: 24-30471/HJ/TY

Date: 17 June 2024

To: **Chuang's Consortium International Limited**
25/F, Alexandra House,
18 Chater Road,
Central,
Hong Kong

Dear Sirs,

Chuang's Consortium International Limited (the "Company")
Re: Major Transaction: Proposed Disposal of The Sale Share and The Sale Loan (the "Transaction") ;
Valuation of a development site known as International Finance Centre, No. 1st Khoroo, Sukhbaatar
District, Ulaanbaatar, Mongolia (the "Property")

We refer to the circular issued by the Company (together with its subsidiaries, the "Group") dated 17 June 2024 in respect of the Transaction (the "Circular").

We hereby confirm that, as at the latest practicable date, we had no shareholding in any company in the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any company in the Group and had no direct or indirect interest in any assets acquired or disposed of by or leased to any member of the Group or is proposed to be acquired or disposed of by or leased to any member of the Group since 31 March 2023, being the date to which the latest published audited financial statements of the Company were made up.

Our confirmation herein shall remain valid during the entire course of our involvement in the said Transaction. We understand that you may rely on the confirmations provided in this letter in connection with the said Transaction. We undertake that if we subsequently become aware of information that affects our independence, we will promptly inform you in writing.

We hereby give and agree not to withdraw our consent to the issue of the Circular with the inclusion of the property valuation report issued by us to the Company dated 17 June 2024 (the "Report") and the reference to our name, logo, qualifications and the Report in the form and context in which they respectively appear. We also consent to the Report and this confirmation being made available for public inspection.

Yours faithfully,
For and on behalf of

Colliers International (Hong Kong) Limited



Hannah Jeong
MSc (Real Estate) MRICS MHKIS RPS(GP)
Head of Valuation and Advisory Services