



24 June 2024

Tianjin Port Development Holdings Limited

Suite 3904-3907, 39/F.

Tower Two, Times Square

1 Matheson Street, Causeway Bay

Hong Kong

Attn.: The Board of Directors

Dear Sirs,

Company : **Tianjin Port Development Holdings Limited (“Company”, together with its subsidiaries, the “Group”) (Stock Code: 3382)**

Subject : **MAJOR AND CONTINUING CONNECTED TRANSACTIONS
RENEWAL OF THE EXISTING FINANCIAL SERVICES
FRAMEWORK AGREEMENT**

We refer to the circular of the Company dated 24 June 2024 (the “**Circular**”) in relation to the captioned subject. Unless the context otherwise requires, terms used herein shall have the same meaning as those in the Circular.

We hereby confirm that we have given, and have not withdrawn, our written consent to the issue of the Circular with the inclusion therein of our advice letter dated 24 June 2024 and/or reference to our name (as the case may be) in the form and context in which they respectively appear in the Circular.

We also confirm that as at the Latest Practicable Date, we (i) did not have any shareholding, direct or indirect, 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; and (ii) did not have any direct or indirect interest in any assets which had been, since 31 December 2023, being the date to which the latest published audited consolidated financial statements of the Company were made up, 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.

We hereby further consent to this letter and our letter as set out in “LETTER FROM THE INDEPENDENT FINANCIAL ADVISER” of the Circular being made available for inspection, if applicable, during the period and at the relevant websites as set out in “APPENDIX II –11. DOCUMENTS ON DISPLAY” of the Circular.

Yours faithfully,
For and on behalf of
China Sunrise Capital Limited



Name: Lenny Li
Title: Executive Director