

The Directors  
Parkson Retail Group Limited  
Room 1010, 10th Floor  
Harcourt House  
39 Gloucester Road  
Wanchai  
Hong Kong

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**Our Ref:** LR-O-24177  
GL/DW/VC/HL/jc

26 July 2024

Dear Sirs,

**Re: Parkson Retail Group Limited (the “Company”)  
MAJOR TRANSACTIONS: SUPPLEMENTAL AGREEMENTS TO TENANCY AGREEMENTS  
IN RESPECT OF PROPERTIES IN SHENYANG AND HARBIN, THE PRC**

We refer to the circular dated 26 July 2024 (the “circular”) issued by the Company in relation to the captioned transactions. Terms defined in the circular have the same meanings in this letter.

We hereby confirm that:

- a. We have given and have not withdrawn our written consent to the issue of the circular with the inclusion herein of the valuation report as set out in Appendix II of the circular and references to our name, in the form and context in which they respectively appear;
- b. As at the Latest Practicable Date, we were not beneficially interested in the share capital of any member of the Group nor did we have any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group nor did we have any interest, either direct or indirect, in any assets which have been, since 31 December 2023 (being the date to which the latest published audited financial statements of the Company were made up), acquired or disposed of by or leased to any member of the Group or are proposed to be acquired or disposed of by or leased to any member of the Group.

We hereby further consent to the valuation report and this letter being made available for public inspection as stated in Appendix III to the circular.

Yours faithfully,  
For and on behalf of  
**Cushman & Wakefield Limited**



**Grace Lam**  
Senior Director  
Valuation & Advisory Services, Greater China



DEHEHANTONG  
LAW OFFICES

德禾翰通律师事务所

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Date: 26 July 2024

The Board of Directors

**Parkson Retail Group Limited** (百盛商業集團有限公司) (the “Company”)

Room 1010, 10th Floor

Harcourt House

39 Gloucester Road

Wanchai, Hong Kong

Dear Sirs/Madams,

We refer to the circular dated 26 July 2024 (the “**Circular**”) issued by the Company in relation to in respect of the Tenancies Renewal Transactions and the entering into of the Supplemental Agreements for the renewal of the Shenyang Tenancy and the Harbin Tenancy. Capitalised terms used in this letter shall have the same meaning as those defined in the Circular, unless the context requires otherwise.

We hereby give our consent and confirm that we have given and have not withdrawn our written consent for the issue of the Circular with the inclusion of our statement as cited in the property valuation report set forth in Appendix II to the Circular and references to our name in the form and context in which it appears in the Circular.

We confirm that as at the Latest Practicable Date, we:

- (a) did not have any shareholding in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any shares, convertible securities, warrants, options or derivatives, which carry voting rights in any member of the Group; and
- (b) did not have any interest, either directly or indirectly, in any assets which have been, since the date to which the latest published audited financial statements of the Company were made up (i.e. 31 December 2023), 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.

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Yours faithfully,

Dehehantong Law Offices

