

30 May 2025
2025 年 5 月 30 日

Board of Directors 董事会

Lushang Life Services Co., Ltd.
Lushang Guo'ao City, No. 9777 Jingshi Road
Lixia District, Jinan, Shandong, the PRC
鲁商生活服务股份有限公司
济南市历下区经十路 9777 号
鲁商国奥城 2 号楼 202 室

Dear sirs,

敬啟者：

Re: DISCLOSEABLE AND CONNECTED TRANSACTION OF LUSHANG LIFE SERVICES CO., LTD. (THE “COMPANY”) IN RELATION TO CAPITAL INCREASE AND DEEMED DISPOSAL OF EQUITY INTEREST IN A SUBSIDIARY

有关鲁商生活服务股份有限公司(以下简称“公司”)增资之须予披露及关联交易及视作出售一间附属公司之权益

We, as the Independent Valuer, refer to the circular (the “**Circular**”) of the Company dated 30 May 2025 in relation to, among other things, the capital increase and deemed disposal of 100% of the equity interest in the Target Company – Shandong Blue Shore Garden Engineering Co., Ltd* (山东蓝岸园林工程有限公司).

本公司作为独立评估机构，提述公司于 2025 年 5 月 30 日就有关（其中包括）增资之须予披露及關連交易及視作出售目标公司（山东蓝岸园林工程有限公司）之 100% 權益所刊发之通函（以下简称“**通函**”）。

Terms used herein shall have the same meaning as defined in the Circular unless stated otherwise. The Chinese text of this consent letter shall prevail over the English text in the event of inconsistency.

除文义另有所指外，本同意函所用词汇与通函所界定者具相同涵义。本同意函如有任何歧义，概以中文版本为准。

We, as the Independent Valuer, have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our valuation report or opinions or advice and references to our names, in the form and context in which they appear.

本公司作为独立评估机构已就刊发通函发出同意函，同意以其所载形式及涵义在本通函收录本公司之估值报告、意见、建议及引述其名称，且迄今并无撤回其同意函。

We further confirm that, as at the Latest Practicable Date, we did not have any beneficial interest in the share capital, directly or indirectly, of any member of the Group or the right (whether legally enforceable or not) to subscribe for or nominate persons to subscribe for any shares, convertible securities, warrants, options or derivatives which carry voting rights in any member of the Group.

本公司进一步确认，于最后实际可行日期，本公司在集团任何成员公司的股本中不论直接或间接，概无实益权益，亦无任何权利（无论是否可依法强制执行）认购或提名他人认购集团任何成员公司的任何具投票权之股份、可换股证券、权证、期权或衍生工具。

We further confirm that, as at the Latest Practicable Date, we did not have any direct or indirect interest in any assets which had been 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 since 31 December 2024, being the date to which the latest published audited consolidated financial statements of the Company were made up.

本公司进一步确认，于最后实际可行日期，本公司并无在自集团最近刊发的经审核综合财务报表的编制日期（即2024年12月31日）以来，于集团任何成员公司收购或出售或租赁或拟收购或出售或租赁的任何资产中拥有任何直接或间接权益。

We also consent to this letter and our valuation report as set out in Appendix I to the Circular being made available for display as described in the Circular.

本公司亦同意，本同意函及本公司载列于通函附录一之估值报告以通函所描述之方式供阅览。

Yours faithfully,
此致，

Shandong Xintiandi Land and Real Estate Assets Appraisal Co., Ltd.*
山东新天地土地房地产资产评估有限公司

山东新天地土地房地产资产评估有限公司 签章位置



* For identification purpose only (仅供辨识之用)