



广东省深圳市福田区益田路 5033 号平安金融中心 A 座 57/58/59 层 邮编 : 518000
57/58/59/F, Tower A, Ping An Finance Centre, 5033 Yitian Road, Futian District, Shenzhen, Guangdong 518000, China
电话/Tel : +86 755 3325 6666 传真/Fax : +86 755 3320 6888 www.zhonglun.com

12 December 2025

Attn: The Board of Directors

Re: DISCLOSEABLE AND CONNECTED TRANSACTION

We refer to the circular (the “**Circular**”) issued by Excellence Commercial Property & Facilities Management Group Ltd (the “**Company**”) to the shareholders of the Company dated 12 December 2025. Terms used herein shall have the same meanings as those defined in the Circular unless the context otherwise requires.

We hereby give our formal consent and confirm that we have not withdrawn our written consent to the issue of the Circular with the inclusion therein of our letter, report, advice, opinion and/or references to our name in the form and context in which they respectively appear.

As at the date of this letter, we did not have any shareholding in any member of the Group and did not 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.

In addition, we did not have any direct or indirect interest in any assets which have 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 financial statements of the Group were made up).

Yours faithfully,

Chuncheng Liu

Partner

Zhong Lun Law Firm