



Jones Lang LaSalle Corporate Appraisal and Advisory Limited
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Company Licence No C-030171

仲量聯行企業評估及諮詢有限公司
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公司牌照號碼 C-030171

21 November 2023

The Board of Directors
Ye Xing Group Holdings Limited
31/F, Tower Two, Times Square
1 Matheson Street
Causeway Bay
Hong Kong

Dear Sirs,

RE: Circular of Ye Xing Group Holdings Limited (the “Company”) dated 21 November 2023 in relation to (1) Connected transactions and advance to entity – refundable deposits; (2) Connected transactions – deposits; (3) Major and connected transaction in relation to the acquisition of right-of-use of office building; and (4) Notice of extraordinary general meeting (the “Circular”)

We, Jones Lang LaSalle Corporate Appraisal and Advisory Limited, refer to the Circular. Terms defined in the Circular shall have the same meanings when used in this letter.

We hereby give our consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion therein our property valuation report on the right-of-use of property interest to be transferred to Beijing Hongkun Ruibang Property Management Company Limited, the text of which is set out in Appendix II to the Circular, and references to our name and our said property valuation report in the form and context in which they respectively appear in the Circular.

We confirm that, as at the Latest Practicable Date, we (i) had no shareholding, directly or indirectly, in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in any member of the Group; and (ii) did not have any interest, directly or indirectly, in any assets which have been acquired or disposed of by or leased to any member of the Group, or which are proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2022 (being the date to which the latest published audited consolidated financial statements of the Company were made up).



We further consent to (i) our said property valuation report; and (ii) this letter being published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (www.hongkunjwuye.com) for a period of 14 days from the date of the Circular.



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Yours faithfully,

For and on behalf of

Jones Lang LaSalle Corporate Appraisal and Advisory Limited

A handwritten signature in black ink, appearing to read "Eddie T. W. Yiu".

Eddie T. W. Yiu

MRICS MHKIS RPS (GP)

Senior Director