

17 September 2024

The Board of Directors  
**Chinese Estates Holdings Limited**  
21st Floor, Chubb Tower  
Windsor House, 311 Gloucester Road  
Causeway Bay, Hong Kong

Dear Sirs,

**Re: Chinese Estates Holdings Limited (the "Company")**

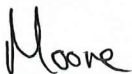
We refer to the circular (the "Circular") of the Company dated 17 September 2024 regarding a major transaction in relation to the disposal of the entire issued share capital of State Smart Limited (the "Target Company", an indirect wholly-owned subsidiary of the Company immediately before the completion of the transaction) by Capital Castle Global Limited, the Company's indirect wholly-owned subsidiary. The Target Company held an office building with a total net internal area of 50,845 square feet, located at 14 St George Street, London, W1S 1FE, United Kingdom (the "Target Property"). Unless otherwise defined herein, terms defined in the Circular shall have the same meanings as in this letter.

We, Moore Transaction Services Limited of 812 Silvercord, Tower 1, 30 Canton Road, Tsimshatsui, Kowloon, Hong Kong do hereby consent to, and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion therein of:

- a. Our name and our valuation report, dated 17 September 2024, on the market value of the Target Property as at the valuation date of 5 August 2024 for transaction purposes, in Appendix II of the Circular and all references to our name and our said valuation report in the form and context in which they appear in the Circular;
- b. We hereby confirm and certify that as at the Latest Practicable Date and the date hereof, we do not have any shareholding, directly or indirectly, in any member of the Company and its subsidiaries (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;
- c. We hereby confirm and certify that as at the Latest Practicable Date and the date hereof, we do not have any direct or indirect interest in any asset which had been acquired, or disposed of by, or leased to, or was proposed to be acquired, or disposed of by, or leased to any member of the Group since 31 December 2023, being the date to which the latest published audited financial statement of the Group was made up;
- d. We hereby confirm and certify that as at the Latest Practicable Date and the date hereof, we are independent of the Company and we have neither present nor prospective interests in the Group or associated companies or the value reported. In addition, the directors of Moore Transaction Services Limited are not officers or servants or proposed directors of the Company or any of the subsidiaries or the holding companies of the Company; and
- e. We hereby consent to this letter being made available for display on the websites of Hong Kong Exchanges and Clearing Limited and the Company.

Yours faithfully,

For and on behalf of

**Moore Transaction Services Limited**

Kenneth Ma

**Director**