



Our Ref.: GC256/261968/YWYC/AKOL/TCHF/DKKC

RCP2410110

Date: 6 November 2024

The Board of Directors  
China Uptown Group Company Limited  
Office No. 1501, 15/F, Tower 1, Silvercord,  
No. 30 Canton Road, Tsim Sha Tsui, Kowloon,  
Hong Kong

Dear Sirs,

**Re: China Uptown Group Company Limited (the "Company")  
MAJOR TRANSACTION IN RELATION TO THE PROPOSED DISPOSAL OF PROPERTY  
AND NOTICE OF EXTRAORDINARY GENERAL MEETING**

---

We refer to the circular of the Company dated 6 November 2024 (the "Circular") relating to the captioned matters. Capitalised terms used herein shall have the same meanings as those defined in the Circular unless otherwise defined.

We hereby confirm that, as at the Latest Practicable Date, we have given and we have not withdrawn our written consent to the issue of this circular with the inclusion therein of our letter and references to our name and/or our advice in the form and context in which we respectively appear in the Circular.

We further confirm that, as at the Latest Practicable Date, we were not beneficially interested in any share 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.

We further confirm that, as at the Latest Practicable Date, 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 since 31 December 2023 (being the date to which the latest published audited consolidated financial statements of the Group were made up).

Yours faithfully,

For and on behalf of

**Greater China Appraisal Limited**

Name: Yuki Chan

Title: Director

