



South China Capital Limited

28/F., Bank of China Tower, No. 1 Garden Road, Central, Hong Kong.
Tel: 3196 6000

南華融資有限公司

Strictly private and confidential

29 November 2024

The Directors
Heng Hup Holdings Limited
40th Floor
Dah Sing Financial Centre
No. 248 Queen's Road East
Wanchai
Hong Kong

Dear Sirs,

Heng Hup Holdings Limited (the "Company")
Continuing connected transactions (the "Transactions")

We refer to circular (the "**Circular**") dated 29 November 2024 to be issued to the Shareholders in respect of the Transactions. Terms in this letter shall have the same meanings as those defined in the Circular.

We hereby give, and have not withdrawn, our written consent in issue of the Circular with the inclusion of our letter or reports (as the case may be) and references to our name in the form and context in which they respectively appear.

We also hereby confirm that, as at the Latest Practicable Date, South China Capital Limited (i) did not have any shareholding, either directly or indirectly, in any member of the Group; (ii) 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; and (iii) did not have any interest, either directly or indirectly, in any assets which have been acquired or disposed of by or leased to any member of the Group, or which were proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2023 (the date to which the latest published audited accounts of the Company were made up).

Yours faithfully,
For and on behalf
South China Capital Limited

Patrick Wong
Managing Director