

5 March 2025

The Board of Directors
BetterLife Holding Limited
40th Floor, Dah Sing Financial Centre
No. 248 Queen's Road East
Wanchai
Hong Kong

Dear Sirs,

RE: Circular dated 5 March 2025 relating to very substantial acquisitions in relation to (A) the proposed acquisitions of (1) the Creditor's Rights; (2) Jiguang Real Estate; (3) the Target Business; and (4) the Properties; and (B) the provision of financial assistance and 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 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We hereby give our consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion therein our property valuation report on the property interests to be transferred to BetterLife Holding Limited (the "Company", hereinafter together with its subsidiaries referred to as the "Group"), the text of which is set out in Appendix VII 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.

As at the Latest Practicable Date, we (i) had no shareholding interest 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, direct or indirect, 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 2023 (being the date to which the latest published audited financial statements of the Company were made up).

We further consent to (i) our said property valuation report; and (ii) this letter being made available for display as described in Appendix VIII to the Circular.



仲量聯行

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", is written over a horizontal line.

Eddie T. W. Yiu

MRICS MHKIS R.P.S. (GP)

Senior Director

5 March 2025

The Board of Directors
BetterLife Holding Limited
40th Floor, Dah Sing Financial Centre
No. 248 Queen's Road East
Wanchai
Hong Kong

Dear Sirs,

RE: Circular dated 5 March 2025 relating to very substantial acquisitions in relation to (A) the proposed acquisitions of (1) the Creditor's Rights; (2) Jiguang Real Estate; (3) the Target Business; and (4) the Properties; and (B) the provision of financial assistance and 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 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 valuation report on the creditor's rights to be transferred to BetterLife Holding Limited (hereinafter together with its subsidiaries referred to as the "Group"), the text of which is set out in Appendix VI to the Circular, and references to our name and our said valuation report on the creditor's rights in the form and context in which they respectively appear in the Circular.

As at the Latest Practicable Date, we (i) had no shareholding interest 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, direct or indirect, 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 2023 (being the date to which the latest published audited financial statements of the Company were made up).

We further consent to (i) our said valuation report on the creditor's rights; and (ii) this letter being made available for display as described in Appendix VIII to the Circular.



仲量聯行

Yours faithfully,
For and on behalf of
Jones Lang LaSalle Corporate Appraisal and Advisory Limited

A handwritten signature in black ink, appearing to read "Simon M. K. Chan", is written over a horizontal line.

Simon M. K. Chan
Executive Director