



30 April 2025

The Board of Directors of
Redsun Properties Group Limited

26th Floor
Hong Yang Building
No. 9 Daqiao North Road
Pukou District, Nanjing
Jiangsu Province, The PRC

Dear Sirs,

**VERY SUBSTANTIAL DISPOSAL AND
CONNECTED TRANSACTION IN RELATION TO DISPOSALS OF
(1) THE TARGET PARKING SPACES; AND
(2) EQUITY INTERESTS IN TARGET COMPANIES
AND
NOTICE OF EGM**

We, Colliers Appraisal and Advisory Services Co., Ltd., refer to the circular dated 30 April 2025 issued by Redsun Properties Group Limited (the **"Company"**) regarding the disposal and connected transaction in relation to disposals of (1) the target parking spaces; and (2) equity interests in target companies thereunder (the **"Circular"**). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Circular.

We would like to confirm the following:

1. We are an independent property valuer of the Company; and
2. As at the Latest Practicable Date, we did not have any shareholding in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group, and had no direct or indirect interests in any assets which had been acquired or disposed of by or leased to any member of the Group since 31 December 2024 (the date to which the latest published audited consolidated financial statements of the Company were made up) or proposed to be acquired, disposed of or leased to.

We hereby give our consent and confirm that we have not withdrawn our written consent, to the issue of the Circular with the inclusion therein of our property valuation report on the property interests held by the Target Companies and the Target Parking Spaces, the text of which is set out in Appendix [V] to the Circular, and the references to our name, in the form and context in which they respectively appear. We further consent to (i) our said property valuation report; and (ii) this letter being made available for inspection display as described in Appendix [VI] to the Circular.

Yours faithfully
For and on behalf of
Colliers Appraisal and Advisory Services Co., Ltd.

A handwritten signature in black ink, appearing to read "Kin Ming Woo James", written over a horizontal line.

Kin Ming Woo James
FRICS AICFC
Executive Director
Valuation and Advisory Services I China