



B.I. Appraisals Limited

保柏國際評估有限公司

Registered Professional Surveyors, Valuers & Property Consultants

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Our Ref: BI/WS/RT/101970/CL

12 September 2025

Board of Directors

Sinofortune Financial Holdings Limited

16th Floor, CMA Building
64-66 Connaught Road Central
Central
Hong Kong

Dear Sirs / Madams,

SINOFORTUNE FINANCIAL HOLDINGS LIMITED (THE "COMPANY")

MAJOR TRANSACTION IN RELATION TO THE DISPOSAL OF THE ENTIRE ISSUED SHARE CAPITAL IN SINOFORTUNE PROPERTY LIMITED

We, B.I. Appraisals Limited, refer to the circular of the Company to be despatched on or about 12 September 2025 (the "**Circular**") in connection with the captioned matter. Terms and expressions used in this letter shall have the same meanings ascribed thereto in the Circular, unless otherwise specified herein.

We hereby give our consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion of and references to our name and report in the form and context in which they respectively appear in the Circular.

We also confirm that as at the Latest Practicable Date (as defined in the Circular), we do not have: (a) any shareholding, directly or indirectly, in the Company or any of its subsidiaries (collectively, 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 (b) any direct or indirect interest in any assets which had been acquired or disposed of by or leased to any member of the Group or were proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2024, being the date up to which the latest published audited financial statements of the Group were made.

Yours faithfully,

For and on behalf of

B.I. Appraisals Limited

William C. K. Sham *MRICS, MHKIS, R.P.S. (GP), MCIREA*
Executive Director