

Date: 30 September 2025

**China Ever Grand Financial Leasing Group Co., Ltd (the “Company”)**

Room 2203, 22/F. Kwan Chart Tower,

No. 6 Tonnochy Road,

Wanchai, Hong Kong

Attention: The board of directors

Dear Sirs,

**RE: (1) MAJOR TRANSACTION IN RELATION TO DISPOSAL OF PROPERTIES AND  
PROPERTY 103; AND (2) NOTICE OF EXTRAORDINARY GENERAL MEETING**

We refer to the circular of the Company dated 30 September 2025 in relation to the captioned matter (the “**Circular**”). Unless otherwise stated herein, capitalized terms used herein shall have the same meaning as those defined in the Circular.

We hereby give, and have not withdrawn, our consent to the issue of the Circular with the inclusion therein of (i) our valuation report and/or valuation certificates, the text of which is set out in the Circular; and (ii) our name and all references to our name, in the form and context in which they respectively are included and appear therein.


We also confirm that as at the Latest Practicable Date, we are not beneficially interested in the share capital of any member of the Company and its subsidiaries (the “**Group**”) nor had any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group, nor did we have any interest, either directly or indirectly, in the assets which have been acquired or disposed of by or leased to any member of the Group or are proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2024, being the date to which the latest published audited consolidated financial statements of the Group were made up.

We hereby consent to this letter and the documents referred hereinabove being made available for public inspection as described in the Circular.

Yours faithfully,

For and on behalf of

**Masterpiece Valuation Advisory Limited**



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Sr Oswald Au, Wing Yuen

*MHKIS(GP), AAPI, RPS(GP)*

Registered Professional Surveyor (GP)

Managing Director