



Rooms 1101-4, 11/F, Harcourt House,
39 Gloucester Road, Wan Chai, Hong Kong
Tel (852) 2529 6878 Fax (852) 2529 6806
E-mail info@romagroup.com
[http:// www.romagroup.com](http://www.romagroup.com)

**The Board of Directors
COUNTRY GARDEN HOLDINGS COMPANY LIMITED**

Unit 1702, 17th Floor
Dina House, Ruttonjee Centre
11 Duddell Street
Central, Hong Kong

17 November 2025

Dear Sirs

We refer to the circular of the Country Garden Holdings Company Limited (the “**Company**”) dated 17 November 2025 (the “**Circular**”) in connection with the possible transactions in connection with the proposed restructuring and notice of extraordinary general meeting. Unless otherwise defined, capitalized terms used herein shall have the same meaning as those defined in the Circular.

We hereby give, and confirm that we have not withdrawn our consent, to the inclusion of our property valuation report and business valuation report dated [*] November 2025 in the Circular, and the references to our name in the form and context in which they are included.

We further confirm that as at the Latest Practicable Date (i.e. 10 November 2025):-

- (i) we had no shareholding, direct or indirect, in any member of the Group or 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
- (ii) we had no interest, direct or indirect, in any assets which have been since 31 December 2024, being the date to which the latest published audited financial statements of the Group were made up, 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.

This letter has been issued in connection with the publication of the Circular and not for any other purpose.

Yours faithfully
For and on behalf of
Roma Appraisals Limited

Frank F. Wong
Director, Head of Property and Asset Valuation