

Our Ref: CV/CYF/GAL/JKW/jon/28000/1(i)

The Board of Directors  
Lifestyle China Group Limited (the "Company")  
20/F, 555 Hennessy Road  
Causeway Bay  
Hong Kong

28 January 2025

Dear Sirs

**(1) PROPOSED PRIVATISATION OF LIFESTYLE CHINA GROUP LIMITED BY FORTUNE SPIRIT GROUP LIMITED BY WAY OF A SCHEME OF ARRANGEMENT UNDER SECTION 86 OF THE COMPANIES ACT; AND  
(2) PROPOSED WITHDRAWAL OF LISTING OF LIFESTYLE CHINA GROUP LIMITED**

We refer to the scheme document jointly issued by Fortune Spirit Group Limited and the Company dated 28 January 2025 (the "Scheme Document") in relation to the captioned matter. Capitalized terms used herein shall have the same meanings as those defined in the Scheme Document, unless the context otherwise specifies.

We, Knight Frank Petty Limited, being the independent valuer appointed by the Company for valuation of the property interest of the Company or its subsidiaries (hereinafter together referred to as the "Group") in the People's Republic of China, do hereby confirm that:

- a. we consent to give and have not withdrawn our written consent to the issue of the Scheme Document with the inclusion therein of the contents of our report dated 28 January 2025 as set out in the section headed "Property Valuation Report" in Appendix III to the Scheme Document and the references to our name and the report in the form and context which they respectively appear in the Scheme Document;
- b. as at the Latest Practicable Date, we did not have any direct or indirect interest in any assets which had been acquired or disposed of by, or leased to, or which are proposed to be acquired or disposed of by, or leased to, any member of the Group; and
- c. as at the Latest Practicable Date, we did not have any direct or indirect shareholding interest in any member of the Group, or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in any member of the Group.

We hereby also consent to this letter and the report being made available for inspection and displayed as described in the section headed "12. DOCUMENTS AVAILABLE FOR INSPECTION" in Appendix II to the Scheme Document.

Yours faithfully  
For and on behalf of  
Knight Frank Petty Limited



**Cyrus Fong** FRICS FHKIS RPS(GP) MCIREA RICS Registered Valuer  
Executive Director  
Head of Valuation & Advisory, Greater China

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