

ALTUS CAPITAL LIMITED

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19 July 2024

Huafa Property Services Group Company Limited

Unit 3605, 36/F
Cheung Kong Center
2 Queen's Road Central
Central, Hong Kong

Attention: Board of Directors

Dear Sirs,

Company: Huafa Property Services Group Company Limited (the “Company”)
Subject: (1) Conditional Proposal for the Privatisation of Huafa Property Services Group Company Limited by Huajin Investment Company Limited (the “Offeror”) by way of a scheme of arrangement under Section 99 of the Companies Act; and (2) Proposed withdrawal of listing of Huafa Property Services Group Company Limited


We refer to the scheme document to be jointly issued by the Company (together with its subsidiaries, the “Group”) and the Offeror dated 19 July 2024 (the “Scheme Document”) relating to the above captioned matter. Capitalised terms used in this letter shall have the same meaning as those defined in the Scheme Document, unless the context requires otherwise.

We, Altus Capital Limited, being the Independent Financial Adviser, hereby give our consent and confirm that we have not withdrawn our written consent to the issue of the Scheme Document with the inclusion of our letter and advice (as the case may be) and references to our name and/or opinions and/or letters in the form and context in which they are included.

We also consent to a copy of this letter being made available for inspection on the websites of the Company and the SFC as described in the paragraph headed “11. DOCUMENTS AVAILABLE FOR INSPECTION” in the APPENDIX II to the Scheme Document.

Yours faithfully,
For and on behalf of

ALTUS CAPITAL LIMITED



Jeanny Leung
Responsible Officer