



利駿行測量師有限公司
LCH (Asia-Pacific) Surveyors Limited

PROFESSIONAL SURVEYOR
PLANT AND MACHINERY VALUER
BUSINESS & FINANCIAL ASSETS VALUER

26 July 2024

The Board of Directors
Hing Lee (HK) Holdings Limited
Units 1101 on 11th Floor
Delta House
3 On Yiu Street
Shatin, New Territories
Hong Kong

Dear Sirs/ Madams,

**(1) VERY SUBSTANTIAL DISPOSAL AND CONNECTED TRANSACTION
IN RELATION TO THE DISPOSAL OF 100% EQUITY INTEREST IN THE
TARGET COMPANY;
(2) PROPOSED SHARE PREMIUM CANCELLATION;
(3) PROPOSED PAYMENT OF SPECIAL DIVIDEND; AND
(4) NOTICE OF SPECIAL GENERAL MEETING OF HING LEE (HK) HOLDINGS
LIMITED (THE "COMPANY")**

We refer to the circular (the "Circular") issued by the Company dated 26 July 2024 in respect of the captioned matters. Unless the context defines otherwise, capitalised terms used in this letter shall have the same meanings as defined in the Circular.

We hereby give our consent, and confirm that we have not withdrawn our written consent, to the issue of the Circular with the inclusion of our property valuation report (which includes letter and properties particulars) and references to our name in the form and context in which they are respectively included in the Circular.

We also consent to this letter and our property valuation report being made available for public display on the websites of the Stock Exchange, the SFC and the Company as described in Appendix V to the Circular.

Yours sincerely,
For and on behalf of
LCH (Asia-Pacific) Surveyors Limited

Joseph Junior HO
Executive Director