



Jones Lang LaSalle Corporate Appraisal and Advisory Limited
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Company Licence No.: C-030171

仲量聯行企業評估及諮詢有限公司
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公司牌照號碼: C-030171

Date: 13 January 2023

Sino Harbour Holdings Group Limited
Room 1215, Tower B
Hungohm Commercial Centre
37-39 Ma Tau Wai Road, Hungohm, Kowloon
Hong Kong

Attn: The Board of Directors

Dear Sirs

Sino Harbour Holdings Group Limited (Stock Code: 01663) (the "Company")

Re: Major Transaction - Commercial Space Co-operation Agreement (the "Circular")

We, Jones Lang LaSalle Corporate Appraisal and Advisory Limited, refer to the Circular dated 13 January 2023 issued by the Company relating to the captioned matter.

We hereby give, and confirm that we have not withdrawn, our written consent to the issue of the Circular, with inclusion therein of our name, our report or opinion and all references thereto in the form and context in which they respectively appear in the Circular.

We also hereby consent to copies of this letter and our report or opinion being made available for public inspection as described in the section headed "11. Documents on Display" in Appendix III to the Circular.



Yours faithfully,
For and on behalf of
Jones Lang LaSalle Corporate Appraisal and Advisory Limited

A handwritten signature in black ink, appearing to read 'Eddie T. W. Yiu', is written over a horizontal dashed line.

Eddie T. W. Yiu
MRICS MHKIS RPS (GP)
Senior Director