

13 September 2024

Jinmao Property Services Co., Limited

Rooms 4702-03, 47/F
Office Tower Convention Plaza
1 Harbour Road, Wanchai
Hong Kong

Attention: The Board of Directors

Dear Sirs,

Jinmao Property Services Co., Limited (the “Company”, together with its subsidiaries, the “Group”)

**CONTINUING CONNECTED TRANSACTION AND MAJOR TRANSACTION
AMENDMENTS TO THE FINANCIAL SERVICES FRAMEWORK AGREEMENT AND
CHANGE IN MAXIMUM DAILY DEPOSIT BALANCE**

We refer to the circular of the Company dated 13 September 2024 in connection with the captioned matters (the “**Circular**”). Capitalised terms used herein shall have the same meanings as defined in the Circular unless otherwise stated.

We hereby give and have not withdrawn our written consent to the issue of the Circular with the inclusion of our letter of advice and references to our name in the form and context in which they respectively appear.

We further confirm that, as at the Latest Practicable Date, we

- (a) did not have any shareholding in any member of the Group or did not have the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
- (b) did not have any direct or indirect interest in any assets which have been, since 31 December 2023 (the date to which the latest published audited accounts of the Group were made up), acquired or disposed of by or leased to any member of the Group, or are proposed to be acquired or disposed of by or leased to any member of the Group.

We hereby further consent to, and confirm that we have not withdrawn our written consent to, our letter dated 13 September 2024 to the Independent Board Committee and this letter being made available on display as described in the section headed "12. DOCUMENTS ON DISPLAY" in Appendix II - General Information to the Circular.

Yours faithfully,

For and on behalf of
Opus Capital Limited

A handwritten signature in black ink, appearing to be 'AC', written over a horizontal line.

Name: Andrew Cheung
Title: Executive Director