



红日资本有限公司
RED SUN CAPITAL LIMITED

29 May 2025

Jinmao Property Services Co., Limited
6/F, YouAn International Tower,
Unit 2, Xitieying Middle Ave
Fengtai, Beijing
PRC

Attention: The Board of Directors

Dear Sirs/Madam,

Re: Jinmao Property Services Co., Limited (the “Company”, together with its subsidiaries, the “Group”) – Discloseable and Connected Transaction – The Acquisition of the entire equity interest in Jinmao Lvjian Chongqing

We refer to the circular dated 29 May 2025 issued by the Company in connection with the captioned matter (the “**Circular**”). Unless otherwise defined, terms used herein shall have the same meanings as those defined in the Circular.


As at the Latest Practicable Date,

- (i) we did not have any shareholding, directly or indirectly, in any member of the Group or 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
- (ii) we did not have any direct or indirect interest in any material assets which had been since 31 December 2024 (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 were proposed to be acquired or disposed of by or leased to any member of the Group.

We hereby confirm that we have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our letters, reports and/or opinions and the references to our name (including our qualifications), in the form and context in which they appear.

Yours faithfully,

For and on behalf of
Red Sun Capital Limited



Lewis Lai
Managing Director

29 May 2025

Jinmao Property Services Co., Limited

6/F, YouAn International Tower,
Unit 2, Xitieying Middle Ave
Fengtai, Beijing
PRC

Attention: The Board of Directors

Dear Sirs/Madam,

Re: Jinmao Property Services Co., Limited (the “Company”, together with its subsidiaries, the “Group”) – Discloseable and Connected Transaction – the Acquisition of the entire equity interest in Jinmao Lvjian Chongqing

We refer to the circular dated 29 May 2025 issued by the Company in connection with the captioned matter (the “**Circular**”). Unless otherwise defined, terms used herein shall have the same meanings as those defined in the Circular.

As at the Latest Practicable Date,

- (i) we did not have any shareholding, directly or indirectly, in any member of the Group or 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
- (ii) we had no direct or indirect interests in any material assets which had been since 31 December 2024 (the date to which the latest published audited consolidated financial statements of the Company were made up), acquired or disposed of by or leased to any member of the Group, or were proposed to be acquired or disposed of by or leased to any member of the Group.

We hereby confirm that we have given and have not withdrawn our consent to the issue of the Circular with the summary of our Valuation Report included and the references to our name and statements in the form and context in which they appear.

Yours faithfully,

For and on behalf of

Vocation (Beijing) International Asset Valuation Co., Ltd.



Pan Kui



Pei Mingming

29 May 2025

The Directors
Jinmao Property Services Co., Limited
Room 4702-4703, 47th Floor, Office Tower
Convention Plaza, 1 Harbour Road, Wan Chai
Hong Kong

Dear Sirs,

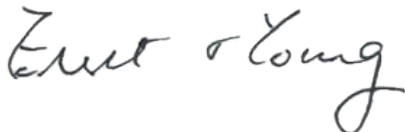
Jinmao Property Services Co., Limited (the "Company") and its subsidiaries (the "Group")

We refer to the circular dated 29 May 2025 (the "Circular") in connection with the acquisition of 100% equity interests in Jinmao Lvjian Technology (Chongqing) Co., Ltd (金茂綠建科技(重慶)有限公司), a copy of which is attached and initialed by us on its front cover for the purpose of identification.

We hereby consent to the inclusion of our report dated 30 April 2025 on the arithmetical accuracy of the calculations of discounted cash flow forecast in connection with the valuation report in the Circular, and the references to our name in the form and context in which they are included.

This letter is solely being issued in connection with the issuance of the Circular and not for any other purpose.

Yours faithfully,



Certified Public Accountants
Hong Kong

THIS CIRCULAR IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION

If you are in any doubt as to any aspect of this circular or as to the action to be taken, you should consult your stockbroker or other registered dealer in securities, bank manager, solicitor, professional accountant or other professional adviser.

If you have sold or transferred all your Shares in Jinmao Property Services Co., Limited, you should at once hand this circular and the accompanying form of proxy to the purchaser or transferee, or to the bank, stockbroker or other agent through whom the sale or transfer was effected for transmission to the purchaser or transferee.

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JINMAO PROPERTY SERVICES CO., LIMITED

金茂物業服務發展股份有限公司

(Incorporated in Hong Kong with limited liability)

(Stock code: 00816)



**DISCLOSEABLE TRANSACTION AND
CONNECTED TRANSACTION
ACQUISITION OF THE ENTIRE EQUITY INTEREST
IN JINMAO LVJIAN CHONGQING**

**Independent Financial Adviser to
the Independent Board Committee and the Independent Shareholders**



红日资本有限公司

RED SUN CAPITAL LIMITED

A letter from the Board is set out on pages 6 to 18 of this circular. A letter from the Independent Board Committee containing its recommendation to the Independent Shareholders is set out on page 19 of this circular. A letter from Red Sun Capital, the Independent Financial Adviser, containing its advice to the Independent Board Committee and the Independent Shareholders is set out on pages 20 to 40 of this circular.

A notice convening the EGM to be held at 6F, YouAn International Tower, Unit 2, Xitieying Middle Avenue, Fengtai District, Beijing, the PRC on Friday, 13 June 2025 at 2:00 p.m. is set out on pages EGM-1 to EGM-2 of this circular. A form of proxy for use at the EGM is enclosed with this circular.

Whether or not you are able to attend and vote at the EGM in person, you are requested to complete the enclosed form of proxy in accordance with the instructions printed thereon and return it to the share registrar and transfer office of the Company, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen's Road East, Wanchai, Hong Kong as soon as practicable and in any event not later than 48 hours (excluding any part of a day that is a public holiday) before the time appointed for holding the EGM or any adjournment thereof. Completion and return of the form of proxy will not preclude you from attending and voting in person at the EGM or any adjournment thereof should you so wish.

29 May 2025