



SOMERLEY CAPITAL LIMITED

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The Board of Directors

Desun Real Estate Investment Services Group Co., Ltd.

Room 1803, Block A

Desun International

No. 1480 North Section of

Tianfu Avenue High-tech Industrial Development Zone

Chengdu

China

31 January 2024

Dear Sirs,

**DISCLOSEABLE AND CONNECTED TRANSACTIONS
IN RELATION TO THE DEBTS SETTLEMENT AGREEMENTS**

We refer to the circular issued by Desun Real Estate Investment Services Group Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) on the even date in relation to, among others, the captioned matters (the “**Circular**”). Capitalised terms used in this letter shall have the same meanings as those defined in the Circular, unless the context requires otherwise.

We hereby confirm that as of the Latest Practicable Date,

- (i) we have no shareholding, direct or indirect, in the Company or any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group;
- (ii) we have no interest, direct or indirect, in any assets which have been since 31 December 2022, the date up to which the latest published audited financial statements 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; and
- (iii) we have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our letter of advice (the “**IFA Letter**”) and references to our names, logo, qualifications and our advice in the forms and context in which they respectively appear.

We hereby consent to this letter and the IFA Letter being made available for public inspection in the manner set out in the section headed “11. DOCUMENTS ON DISPLAY” under Appendix I to the Circular.

Yours faithfully,
for and on behalf of
SOMERLEY CAPITAL LIMITED



Calvin Leung
Director