



仲量聯行

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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: 31 January 2024

Attn.: 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,  
Sichuan Province,  
the PRC

Dear Sirs/Madams,

**Company:** Desun Real Estate Investment Services Group Co., Ltd. (the “Company”, together with its subsidiaries, the “Group”)  
**Transaction Type:** Disclosable and Connected Transactions in Relation to the Debts Settlement Agreements  
**Subject:** Expert Consent Letter

We refer to the circular of Desun Real Estate Investment Services Group Co., Ltd. (the “**Company**”, together with its subsidiaries, the “**Group**”) dated 31 January 2024 (the “**Circular**”) in respect of among others, the captioned matters. Capitalised terms used in this letter shall have the same meanings as those defined in the Circular, unless the context requires otherwise .

We hereby give our written consent and confirm that, as at 24 January 2024, being the latest practicable date prior to the printing of this circular for the purpose of ascertaining certain information contained in this circular (the “**Latest Practicable Date**”), we have given and have not withdrawn our consent to the issue of the Circular with the inclusion therein of the valuation report, statements, opinions and advice issued by us, and all references to our name , logo, qualification, our advice and our address in the form and context in which they are respectively included and appear in the Circular.

We further confirm that, as at the Latest Practicable Date, we do not have any direct or indirect shareholding in the Company or 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.



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We further confirm that, as at the Latest Practicable Date, we do not have any direct or indirect interest in any assets which had been 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 since 31 December 2022, being the date to which the latest published audited consolidated financial statements of the Group were made up.

We also consent to our report as described in Appendix II to the Circular and this 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  
**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 line.

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