

28 July 2025

BEIJING PROPERTIES (HOLDINGS) LIMITED

66/F, Central Plaza
18 Harbour Road
Wanchai
Hong Kong
Attn: The Board of Directors

BRILLIANT BRIGHT HOLDINGS LIMITED

66/F, Central Plaza
18 Harbour Road
Wanchai
Hong Kong
Attn: The Board of Directors

Dear Sirs

Re: (1) Proposal for the privatisation of Beijing Properties (Holdings) Limited (“Company”) by Brilliant Bright Holdings Limited (“Offeror”) by way of a scheme of arrangement under section 99 of the Companies Act; and (2) Proposed withdrawal of listing (“Proposal”)

We refer to the scheme document dated 28 July 2025 jointly issued by the Company and the Offeror in relation to the Proposal (“**Scheme Document**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Scheme Document.

We hereby give, and confirm that we have not withdrawn, our written consent to the issue of the Scheme Document with the inclusion therein of our letter and opinions, and the references to our name, logo, opinions and qualifications in the form and context in which they respectively appear in the Scheme Document.

We further consent to, and confirm that we have not withdrawn our consent to, our letter and opinions as included in the Scheme Document and this letter being made available for inspection as described in the paragraph headed “10. DOCUMENTS AVAILABLE FOR INSPECTION” in Appendix III to the Scheme Document.

Yours faithfully
For and on behalf of
Rainbow Capital (HK) Limited

A handwritten signature in dark ink, appearing to read "Larry Choi". The signature is written in a cursive, flowing style.

Name: Larry Choi
Title: Managing Director