



國泰君安國際
GUOTAI JUNAN INTERNATIONAL

The Board of Directors

Huajin Investment Company Limited (鉅金投資有限公司) (the “Offeror”)

Unit 3605, 36/F, Cheung Kong Center,
2 Queen’s Road Central,
Central, Hong Kong

The Board of Directors

Huafa Property Services Group Company Limited (華發物業服務集團有限公司) (the “Company”)

Room 3605, 36/F, Cheung Kong Center,
2 Queen’s Road Central,
Central, Hong Kong.

Date:

Dear Sirs,

**CONDITIONAL PROPOSAL FOR THE PRIVATISATION OF
HUAFA PROPERTY SERVICES GROUP COMPANY LIMITED
BY THE OFFEROR BY WAY OF A SCHEME OF ARRANGEMENT
UNDER SECTION 99 OF THE COMPANIES ACT;
AND
(PROPOSED WITHDRAWAL OF LISTING OF
HUAFA PROPERTY SERVICES GROUP COMPANY LIMITED**

We, **Guotai Junan Capital Limited**, refer to the scheme document dated the even date jointly issued by the Offeror and the Company in relation to the captioned matter (the “**Scheme Document**”). Unless otherwise defined herein, terms used in this letter shall have the same meanings as defined in the Scheme Document.

We hereby give our consent and confirm that we have not withdrawn our consent to the issue of the Scheme Document with the inclusion of our views and opinions and all references thereto and to our name, logo and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

We also hereby consent to this letter being made available for display as described in Appendix II to the Scheme Document.

Yours faithfully,

For and on behalf of
GUOTAI JUNAN CAPITAL LIMITED

A handwritten signature in black ink, appearing to read "Amy Chow", written in a cursive style.

Amy Chow
Associate Director and Responsible Officer