



Brilliant Bright Holdings Limited (the “Offeror”)

Wickhams Cay II, Road Town, Tortola, VG1110, British Virgin Islands

Beijing Properties (Holdings) Limited

Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda

28 July 2025

Dear Sirs,

**(1) PROPOSAL FOR THE PRIVATISATION OF BEIJING PROPERTIES
(HOLDINGS) LIMITED BY THE OFFEROR BY WAY OF A SCHEME OF
ARRANGEMENT (UNDER SECTION 99 OF THE COMPANIES ACT)
(2) PROPOSED WITHDRAWAL OF LISTING**

We, China International Capital Corporation Hong Kong Securities Limited, refer to the scheme document dated 28 July 2025 jointly issued by Brilliant Bright Holdings Limited and Beijing Properties (Holdings) Limited (the “**Scheme Document**”) in respect of the captioned matter. Unless otherwise defined herein, terms used in this letter shall have the same meanings as defined in the Scheme Document.

We hereby confirm that we have given and have not withdrawn our written consent to the issue of the Scheme Document in respect of the captioned matter with the inclusion therein of our letters and opinions (as the case may be), and/or references to our name, logo, qualifications, opinions, reports and/or letters (as the case may be) in the form and context in which they respectively appear in the Scheme Document.

We hereby confirm that we have given and have not withdrawn our consent to this letter being made available for public inspection as described in the section headed “10. DOCUMENTS AVAILABLE FOR INSPECTION” under Appendix III to the Scheme Document.

Yours faithfully,

For and on behalf of

China International Capital Corporation Hong Kong Securities Limited

Name: David Ching

Title: Executive Director