

28 July 2025

The Board of Directors
Beijing Properties (Holdings) Limited
66/F, Central Plaza,
18 Harbour Road, Wanchai,
Hong Kong

The Board of Directors
Brilliant Bright Holdings Limited
66/F, Central Plaza,
18 Harbour Road, Wanchai,
Hong Kong

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We, as the Property Valuer, hereby give our formal consent and confirm that we have given and have not withdrawn our written consent to the issue of the Scheme Document with the inclusion therein of our property valuation report as set out in the section headed “Property Valuation Report” in Appendix II to the Scheme Document (“**Property Valuation Report**”), and the references to our name, logo, qualifications, report and opinion in the form and context in which they respectively appear in the Scheme Document.

We also consent to the Property Valuation Report and this letter being made available for inspection and display as described in the section headed “10. Documents Available for Inspection” in Appendix III to the Scheme Document.

Yours faithfully,
for and on behalf of

Vincorn Consulting and Appraisal Limited



Vincent Cheung

BSc(Hons) MBA FHKIS FRICS R.P.S.(GP)

MCIREA MHKSI MISC MHIRES FHKIoD

RICS Registered Valuer

Registered Real Estate Appraiser & Agent PRC

Managing Director