



Private & Confidential

30 April 2026

The Board of Directors
CHTC Fong's International Company Limited
Units 2201 & 2203
Orient International Tower
1018 Tai Nan West Street, Cheung Shan Wan
Kowloon, Hong Kong

Dear Sirs,

CHTC Fong's International Company Limited (the "Company") and its subsidiaries (the "Group")

Proposed very substantial disposal in relation to land use rights resumption

We hereby consent and confirm that we have not withdrawn our consent to the issue of the circular dated 30 April 2026 (the "Circular") in connection with the proposed very substantial disposal of the Cuicheng Road Land Resumption (the "Disposal"), our independent reporting accountants' assurance report on the compilation of unaudited pro forma financial information of the Group in the Circular and the references thereto and to ourselves, in the form and context in which they are included.

Yours faithfully,

SHINEWING (HK) CPA Limited
Certified Public Accountants
Lau Kai Wong
Practising Certificate Number: P06623

Hong Kong



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30 April 2026

The Board of Directors
CHTC Fong's International Company Limited
Units 2201 & 2203
Orient International Tower
1018 Tai Nan West Street, Cheung Shan Wan
Kowloon, Hong Kong

Dear Sirs,

**CHTC Fong's International Company Limited (the "Company") and its subsidiaries (the "Group")
Proposed very substantial disposal in relation to land use rights resumption**

We refer to the circular of the Company dated 30 April 2026 (the "Circular") in connection with the proposed very substantial disposal of the Cuicheng Road Land Resumption (the "Disposal"), we hereby confirm that, as at 30 April 2026:

- (1) we have no shareholding, directly or indirectly, in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
- (2) we have no direct or indirect interest in any assets which have been, since 31 December 2025, the date to which the latest published audited consolidated financial statements of the Group were made up, acquired, or disposed of by, or leased to any member of the Group, or are proposed to be acquired, or disposed of by, or leased to any member of the Group.

This letter is prepared solely for your information and must not be filed with, or referred to (either in whole or in part) in the Circular or any other document or otherwise quoted, circulated or used for any other purposes without our prior written consent.

Yours faithfully,

SHINEWING (HK) CPA Limited
Certified Public Accountants
Lau Kai Wong
Practising Certificate Number: P06623

Hong Kong

2026年4月30日

中国恒天立信国际有限公司

香港九龙长沙湾大南西街 1018 号

东方国际大厦 2201 及 2203 室

尊敬的董事会：

有关：(1) 有关翠城道土地收回事宜的拟非常重大出售事项；及

(2) 股东特别大会通告

我们根据中国恒天立信国际有限公司(“贵公司”及其子公司，“贵集团”)于2026年4月30日发出的有关标题事项的股东通函(“该通函”)。除非另有定义，否则本信函中使用的复杂术语的含义与该通函中定义相同。我们确认以下：

1. 我们并无在贵集团任何成员公司的股本中拥有实益权益，且均不拥有认购或提名他人认购贵集团任何成员公司的证券的权利（不论在法律上是否可予行使）。
2. 截至最后实际可行日期，我们自2025年12月31日（即贵公司最近刊发的经审计财务报表编订截止的日期）以来，均无于贵集团任何成员公司收购或出售或租赁或拟由贵集团任何成员公司收购或出售或租赁的任何资产中拥有任何直接或间接权益。
3. 我们已就该通函刊发发出书面同意，表示同意按该通函所载形式及内容载入本估值报告及引述我们的名称，且迄今並無撤回同意書。

我们进一步同意本估值报告以及本信函按该通函附录五“一般资料”中题为“展示文件”的部分所述予以展示。

此致

代表

深圳市國房土地房地產資產評估諮詢有限公司