

13 May 2022

The Board of Directors
Xinji Shaxi Group Co. Ltd.
Rooms 301-303, 3/F, Golden Gate Commercial Building
136-138 Austin Road, Tsim Sha Tsui, Kowloon
Hong Kong

Dear Sirs,

Re: Consent to the Issue of the Circular of Xinji Shaxi Group Co. Ltd. (the "Company", together with its subsidiaries, the "Group") in connection with the Discloseable and Connected Transaction (as defined below)

We, Avista Valuation Advisory Limited, refer to the circular of the Company dated 13 May 2022 (the "**Circular**") in connection with the Company's discloseable and connected transaction (the "**Discloseable and Connected Transaction**").

We hereby give, and confirm that we have not withdrawn, our written consent (i) to the issue of the Circular; (ii) to the inclusion therein of all references to the valuation report dated 15 March 2022 prepared by us (the "**Valuation Report**") and any information extracted therefrom; and (iii) to the inclusion of all references to our name, logo and qualification, our letter, our opinions, and summary of values and valuation certificates, in the form and context in which they are respectively included in the Circular.

As at the Latest Practicable Date, we did not have any direct or indirect interests in any assets which had since 31 December 2021 (being the date which the latest published audited financial statements of the Company were made up) been acquired or disposed of by or leased to, or which were proposed to be acquired or disposed of by or leased to, any member of the Group.

As at the Latest Practicable Date, we were not beneficially interested in the share capital of any member of the Group, nor had any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group.

Yours faithfully,

For and on behalf of
AVISTA Valuation Advisory Limited



Vincent C B Pang
CFA, FCPA(HK), FCPA (Aus.), MRICS, RICS Registered Valuer
Managing Director