

Date: 17 November 2025

The Board of Directors
Xinji Shaxi Group Co., Ltd
1st Floor, Xinjicheng Club,
No. 250 Nanda Road,
Panyu District, Guangzhou City,
Guangdong Province,
the PRC

Dear Sirs,

RE: XINJI SHAXI GROUP CO., LTD (STOCK CODE: 3603) (THE “COMPANY”) – MANDATE FOR POSSIBLE VERY SUBSTANTIAL ACQUISITION IN RESPECT OF POSSIBLE LEASE OF PROPERTIES AND NOTICE OF EXTRAORDINARY GENERAL MEETING

We refer to the circular of the Company dated 17 November 2025 in relation to the captioned matter (the “**Circular**”). Unless otherwise stated herein, capitalised terms used herein shall have the same meaning as those defined in the Circular.

We hereby give, and have not withdrawn, our consent to the issue of the Circular with the inclusion therein of (i) our valuation report and/or valuation certificates, the text of which is set out in the Circular; and (ii) our name, logo and all references to our name, in the form and context in which they respectively are included and appear therein.

We also confirm that as at the Latest Practicable Date, we did not have any shareholding in 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, nor did we have any interest, either directly or indirectly, in the assets which had been acquired or disposed of by or leased to any member of the Group or were proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2024, being the date to which the latest published audited consolidated financial statements of the Group were made up.

We also consent to a copy of this letter being made available for display on the websites of the Stock Exchange and the Company and submitted to the Stock Exchange (if required).

Yours faithfully,

For and on behalf of

Masterpiece Valuation Advisory Limited



Sr Oswald Au, Wing Yuen

MHKIS(GP), AAPI, RPS(GP)

Registered Professional Surveyor (GP)

Managing Director