



CCTH CPA LIMITED
中正天恆會計師有限公司

17 November 2025

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,

XINJI SHAXI GROUP CO., LTD (STOCK CODE: 3603) (THE “COMPANY”)
MANDATE FOR POSSIBLE VERY SUBSTANTIAL ACQUISITION IN RESPECT OF THE
POSSIBLE LEASE OF PROPERTIES (the “POSSIBLE LEASE”)

We refer to the circular of the Company dated 17 November 2025 relating 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We hereby give, and have not withdrawn, our consent to the issue of the Circular with the inclusion therein of (i) our factual report dated 17 November 2025 on unaudited financial information of the Properties as disclosed in Appendix II to the Circular, and (ii) our accountants’ report dated 17 November 2025 on the unaudited pro forma financial information of the enlarged Group, the text of which is set out in Appendix III to the Circular, and (iii) our name, logo and the references to our name in the form and context in which they respectively are included and appear therein.

We confirm that we have no shareholding 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.

We also confirm that we do not have any direct or indirect interest in any asset which has been acquired or disposed of by or leased to any member of the Group, or which are 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 Company 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

CCTH CPA Limited
Certified Public Accountants
Hong Kong



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