



Our Ref: BI/WS/RT/101661/CL

9 August 2022

Board of Directors
Prosperous Future Holdings Limited
17th Floor, Fung House
19-20 Connaught Road Central
Hong Kong

Dear Sirs / Madams,

PROSPEROUS FUTURE HOLDINGS LIMITED (THE "COMPANY")

- (1) MAJOR TRANSACTION IN RELATION TO THE DISPOSAL OF THE ENTIRE EQUITY INTEREST IN THE TARGET COMPANY; AND**
(2) NOTICE OF EXTRORDINARY GENERAL MEETING

We, B.I. Appraisals Limited, refer to the circular of the Company to be despatched on or about 9 August 2022 (the "**Circular**") in connection with the captioned matter. Terms and expressions used in this letter shall have the same meanings ascribed thereto in the Circular, unless otherwise specified herein.

We hereby give our consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion of and references to our name and report in the form and context in which they respectively appear in the Circular.

We also confirm that as at the Latest Practicable Date (as defined in the Circular), we do not have: (a) any shareholding, directly or indirectly, in the Company or any of its subsidiaries (collectively, the "**Group**") or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and (b) any direct or indirect interest in any 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 2021, being the date up to which the latest published audited financial statements of the Group were made.

Yours faithfully,
For and on behalf of
B.I. Appraisals Limited

William C. K. Sham MRICS, MHKIS, MCIREA, RPS(G.P.)
Executive Director