



**China Aoyuan Group Limited**  
Units 1901-2, 19th Floor, One Peking  
No. 1 Peking Road  
Tsim Sha Tsui  
Kowloon  
Hong Kong

Attention: Mr Jim Hung

23 September 2022

**Our Ref: HK/2022/VPS/22576(CL)/WP/BX/ck**

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Dear Sirs,

**RE: CONSENT OF EXPERT IN RELATION TO THE CIRCULAR OF CHINA AOYUAN GROUP LIMITED**

We refer to the circular dated 23 September 2022 (the "**Circular**") issued by China Aoyuan Group Limited (the "**Company**") and its subsidiaries together as the "**Group**") in connection with the disposal of interests in Aoyuan Property Group (Australia) Pty Ltd and A.C.N. 657 824 701 Pty Ltd. Unless otherwise stated herein, capitalised terms used in this letter shall have the same meanings as those defined in the Circular.

We confirm that, as at the Latest Practicable Date:

- (a) we did not have any direct or indirect interest in any asset which had been acquired, disposed of by, or leased to any member of the Group, or was proposed to be acquired, or disposed of by, or leased to any member of the Group, since 31 December 2020, being the date to which the latest published audited financial statements of the Group were made up; and
- (b) we were not beneficially interested in the share capital of any member of the Group and 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.

We hereby give, and confirm that we have not withdrawn, our consent to the issue of the Circular with the inclusion therein of our name (including our qualification), our reports and opinions and statements made by us in the form and context in which they respectively appear.

We also consent to a copy of this letter being published on the websites of the Stock Exchange and the Company as described in the paragraph headed "12. Documents on Display" in Appendix III to the Circular.

Yours faithfully,  
For and on behalf of  
Savills Valuation and Professional Services Limited

Wiley W.F. Pun  
HKICPA CICPA (non-practising) PRM  
Director