



APAC Asset Valuation and Consulting Limited

5/F., Blissful Building, 243 – 247 Des Voeux Road Central, Hong Kong

Tel: (852) 2357 0059

Fax: (852) 2951 0799

PRIVATE AND CONFIDENTIAL

Date: 15 September 2022

Yunhong Guixin Group Holdings Limited
No. 66 Oujiang Road,
Haimen Economic Development Zone,
Nantong,
Jiangsu Province,
The People's Republic of China

Dear Sirs,

(1) MAJOR TRANSACTION - DISPOSAL OF 100% EQUITY INTEREST IN A WHOLLY OWNED SUBSIDIARY

We refer to the circular of Yunhong Guixin Group Holdings Limited dated 15 September 2022 (the "Circular") in relation to the captioned matter. Capitalized terms used herein shall have the same meanings as those defined in the Circular, unless the context otherwise specifies.

We, APAC Asset Valuation and Consulting Limited, being the independent valuer appointed by the Company for valuation of the property interest (the property in Nantong as stated in the Circular) held by the Company or its subsidiaries (hereinafter together referred to as the "Group") in the People's Republic of China, do hereby confirm that:

- a. we consent to give and have not withdrawn our written consent to the issue of the Circular with the inclusion therein of the contents of our report dated 15 September 2022 and the references to our name and the report in the form and context which they respectively appear in the Circular;
- b. as at the Latest Practicable Date, we did not have any direct or indirect interest in any assets which had been acquired or disposed of by, or leased to, or which are proposed to be acquired or disposed of by, or leased to, any member of the Group since 13 September 2022, being the date to which the latest published audited consolidated results of the Group were made up; and
- c. as at the Latest Practicable Date, we did not have any direct or indirect shareholding interest in any member of the Group, or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in any member of the Group.

We hereby consent to this letter and the report being made available for inspection as described in the Appendix IIA to the Circular.

For and on behalf of
APAC Asset Valuation and Consulting Limited

Vincent Pang *MHKIS, MRICS, RPS(GP)*
Director