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29 September 2023
Our ref: 079231-VD1222

Dear Sirs,

COASTAL GREENLAND LIMITED (the “Company”)
AND ITS SUBSIDIARIES (collectively referred to as the “Group”)
Consent letter

We refer to the circular dated 29 September 2023 (the “Circular”) in relation to the disposal of the 66.67% equity interest in Zhuhai Coastal Greenland Real Estate Company Limited (the “Disposal Company”) and assignment of the Shareholder’s Loan pursuant to the terms and conditions of the Supplemental Agreement (the “Very Substantial Disposal”) and the acquisition of the entire equity interest in Shanghai Coastal Commercial Investment Management Company Limited and Shenyang Zhongguang North Film and Television City Company Limited (the “Target Companies”) (the “Very Substantial Acquisition”), a copy of which is attached and initialled by us on its front cover for the purpose of identification.

We hereby consent to the inclusion of our review report on the statements of financial position as of 31 March 2021, 2022 and 2023 and the statements of comprehensive income, statements of changes in equity and statements of cash flows for each of the years then ended and explanatory notes of the Disposal Company and accountants’ report on the statements of financial position as of 31 December 2020, 2021 and 2022 and 31 March 2023 and the statements of comprehensive income, statements of changes in equity and statements of cash flows for each of the years/periods then ended and explanatory notes of the Target Companies and our accountants’ report on the unaudited pro forma financial information of the Remaining Group in connection with the Very Substantial Disposal and the Very Substantial Acquisition in the Circular, and the references to our name in the form and context in which they are included.

We also hereby consent to a copy of this letter and the above-named documents being published on the HKEX’s website and the Company’s own website.

Yours faithfully,
BDO Limited

MWNL / KHL / EC / consent letter
Encl.