

The Directors
Coastal Greenland Limited
Suite 1712 to 1716 on 17/F
China Merchants Tower
Shun Tak Centre
168 to 200 Connaught Road Central
Sheung Wan
Hong Kong

Email: grace.sm.lam@cushwake.com
Direct Tel: +852 2507 0784
Direct Fax: +852 2530 1562

Our Ref: LR-O-23258
GL/PEL/pcy

29 September 2023

Dear Sirs,

**Coastal Greenland Limited (Stock code: 1124) (the “Company”)
Very substantial acquisition and very substantial disposal**

We refer to the Company’s circular dated 29 September 2023 (the “**Circular**”) in relation to the captioned subject. Words and expressions that are not expressly defined in this letter shall bear the same meaning as that defined in the Circular.

We confirm that we do not have any shareholding in any member of the Remaining 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 Remaining Group.

We hereby give and agree not to withdraw our consent to the issue of the Circular, with the inclusion therein of our valuation report dated 29 September 2023 and the reference to our name in the form and context in which they respectively appear.

We are not interested, directly or indirectly, in any asset which have been or are proposed to be acquired or disposed of by or leased to any member of the Remaining Group since 31 March 2023, the date to which the latest audited financial statements of the Company were made up.

We hereby further consent to our Property Valuation Report on the Land and this letter being made available for public inspection as stated in Appendix VIII to the Circular.

Yours faithfully,
For and on behalf of
Cushman & Wakefield Limited



Grace S.M. Lam
Senior Director