



25 June 2025

China Qinfa Group Limited (the “**Company**”)  
Suite 5703 on 57/F  
Central Plaza  
18 Harbour Road  
Wan Chai, Hong Kong

**Attention: The Board of Directors**

Dear Sirs,

We refer to the circular of Chian Qinfa Group Limited (the “**Company**”) dated 25 June 2025 (the “**Circular**”) in connection with the proposed disposal of Perpetual Goodluck Limited and its subsidiaries (the “**Disposal Group**”) and the proposed provision of corporate guarantee for the Disposal Group (the “**Transactions**”). Unless the context otherwise requires, terms used in this letter shall have the same meanings as those defined in the Circular.

The Circular refers to the Valuation of the Disposal Group prepared by BMI Appraisals Limited (the “**Valuer**”) for the purpose of the Transactions. We understand that the Valuation and certain other documents relevant to the Transactions have been provided to you as directors of the Company (the “**Directors**”) in connection with your consideration of the Transactions.

We note that the Valuation consists of (i) 13 non-mining operation companies within the Disposal Group that asset-based approach was adopted, and (ii) five mining operation companies that the discounted cash flow method based on, among others, the cash flow forecasts (the “**Forecasts**”) provided by the management of the Company under income approach was adopted.

As the Forecasts are regarded as a profit forecast under Rule 14.61 of the Listing Rules, we have been engaged solely for the purpose of reporting to you under Rule 14.60A of the Listing Rules and for no other purpose.

We have reviewed the Forecasts of the five mining operation companies that the Valuation based, for which you as the Directors are solely responsible. We have attended discussions with the Directors, the management of the Company and the Valuer regarding the bases and assumptions upon which the Forecasts has been made. In these discussions, the participants also discussed the historical performance of the five mining operation companies and other information considered relevant by the Valuer and the Company to the Forecasts and the Valuation. We have also reviewed the reports to the Directors from Moore CPA Limited, dated 25 June 2025, as set forth in Appendix VII to the Circular regarding the calculations of discounted future cash flows.

Astrum Financial Holdings Limited      阿仕特朗金融控股有限公司  
Astrum Capital Management Limited      阿仕特朗資本管理有限公司


Room 2704, 27/F, Tower 1, Admiralty Centre, 18 Harcourt Road, Hong Kong      General Line : (852) 3665 8111      Fax : (852) 2559 2880, 2559 7800

On the basis of the foregoing and without giving any opinion on the reasonableness of the valuation methods, bases and assumptions selected by the Valuer, for which the Valuer and the Company are responsible, we are satisfied that the discounted cash flows upon which the Valuation was based has been made by the Directors after due and careful enquiry. The Directors are responsible for the preparation of the discounted future cash flows in accordance with the bases and assumptions determined by the Directors and as set out in the Valuation. This responsibility includes carrying out appropriate procedures relevant to the preparation of the discounted future cash flows for the Valuation and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. For the avoidance of doubt, this letter does not constitute an independent valuation or fairness opinion and is expressly limited to the matters described herein.

The work undertaken by us has been undertaken for the purpose of reporting solely to you under Rule 14.60A of the Listing Rules and for no other purpose. We have not independently verified the assumptions or computations leading to the valuation of the Disposal Group. We have had no role or involvement and have not provided and will not provide any assessment of the value on the Disposal Group to the Company. We have assumed that all information, materials and representations provided to us by the Company and the Valuer, including all information, materials, and representations referred to or contained in the Circular, were true, accurate, complete and not misleading at the time they were supplied or made, and remained so up to the date of the Circular and that no material fact or information has been omitted from the information and materials supplied. No representation or warranty, whether express or implied, is made by us on the accuracy, truth or completeness of such information, materials or representations. Accordingly, we accept no responsibility to any other person in respect of, arising out of or in connection with our work or this letter.

Yours faithfully,

For and on behalf of  
**Astrum Capital Management Limited**

p.p. 

**Hidulf Kwan**  
*Managing Director*