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Colliers International (Hong Kong) Limited
Company Licence No: C-006052

Our Ref: CIP220003 (21-1085)

24 January 2022

The Directors
Million Hope Industries Holdings Limited

Unit A, 20/F
Kings Wing Plaza 1
No. 3 On Kwan Street
Sha Tin, New Territories
Hong Kong

Dear Sirs,

Re: Major Transactions in relation to Formation of Joint Venture and Acquisition of Interest in the Property

We, Colliers International (Hong Kong) Limited, the valuer to Million Hope Industries Holdings Limited (the "Company", together with its subsidiaries, the "Group") refer to the circular to be issued by the Company dated 24 January 2022 (the "Circular") in respect of the captioned matter. Terms defined in the Circular shall, unless the context otherwise requires, bear the same meaning herein.

We hereby consent and confirm that we have given and have not withdrawn our written consent to the issue of the Circular with inclusion therein of our report, opinion or advice and references to our name in the form and context in which they are included.

We had no shareholding interest in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group. We were not interested, directly or indirectly, in any assets which have been, since 31 March 2021 (being the date to which the latest published audited consolidated financial statements of the Group were made up), acquired or disposed of by or leased to any member of the Group or which are proposed to be acquired or disposed of by or lease to any member of the Group.

We also consent to this letter being made available for public inspection as described in under the section headed "9. Documents available for inspection" in Appendix IV of the Circular.

Yours faithfully,
For and on behalf of

Colliers International (Hong Kong) Limited

A handwritten signature in blue ink, appearing to read "Dorothy Chow", positioned above a horizontal line.

Dorothy Chow
MSc FRICS FHKIS MCIREA RPS(GP)
Executive Director
Valuation and Advisory Services - Asia

Individual Licence Number: E-182969

