

24 June 2024

The Board of Directors

Xi'an Kingfar Property Services Co., Ltd. (西安經發物業股份有限公司) (the "Company")

Room 10701, Unit 1, Building 3
Xi'an Financial Innovation Center
No. 51 Fengcheng Second Road
Economic and Technological
Development Zone
Xi'an, Shaanxi
PRC

Dear Sirs/Madams,

We refer to the prospectus of the Company dated 24 June 2024 (the "**Prospectus**") in connection with the Company's proposed global offering and listing of its H shares on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

We hereby give, and confirm that we have not withdrawn, our written consent to the issue of the Prospectus by the Company, with the inclusion therein of all references to our name, qualification, confirmations and opinions in the form and context in which they respectively appear in the Prospectus.

We hereby consent to you releasing this letter to the Registrar of Companies in Hong Kong and the Stock Exchange for the purpose of registration of the Prospectus.

We also consent to making a copy of this letter available on display as described in the Prospectus.

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For and on behalf of
CEB International Capital Corporation Limited



Name: Keith Yam
Title: Director



KPMG
8th Floor, Prince's Building
Central, Hong Kong
G P O Box 50, Hong Kong
Telephone +852 2522 6022
Fax +852 2845 2588
Internet kpmg.com/cn

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香港中环太子大厦8楼
香港邮政总局信箱50号
电话 +852 2522 6022
传真 +852 2845 2588
网址 kpmg.com/cn

The Board of Directors
西安經發物業股份有限公司
Xi'an Kingfar Property Services Co., Ltd.
Room 10701, Unit 1, Building 3
Xi'an Financial Innovation Center
No.51 Fengcheng Second Road
Economic and Technological Development Zone
Xi'an, Shaanxi, PRC

Our ref: DY/CP1

24 June 2024

Dear Sirs

We refer to the prospectus dated 24 June 2024 in connection with the proposed initial listing of the H shares of 西安經發物業股份有限公司 Xi'an Kingfar Property Services Co., Ltd. (the "Company") on the Main Board of The Stock Exchange of Hong Kong Limited (the "Prospectus"), a copy of which is attached and stamped by us on its front cover for the purpose of identification.

We hereby consent to the inclusion of our accountants' report dated 24 June 2024 on the historical financial information for the years ended 31 December 2021, 2022 and 2023 and our report dated 24 June 2024 on the pro forma financial information as at 31 December 2023 in the Prospectus, and the references to our name in the form and context in which they are included.



Yours faithfully

KPMG

Certified Public Accountants
Hong Kong

IMPORTANT

IMPORTANT: If you are in any doubt about any of the contents of this prospectus, you should obtain independent professional advice.



Xi'an Kingfar Property Services Co., Ltd. 西安經發物業股份有限公司

(A joint stock company incorporated in the People's Republic of China with limited liability)

GLOBAL OFFERING

Number of Offer Shares under the Global Offering	: 16,666,800 H Shares (subject to the Over-allotment Option)
Number of Hong Kong Offer Shares	: 1,666,800 H Shares (subject to reallocation)
Number of International Offer Shares	: 15,000,000 H Shares (subject to reallocation and the Over-allotment Option)
Maximum Offer Price	: HK\$9.30 per H Share, plus brokerage of 1.0%, SFC transaction levy of 0.0027%, Stock Exchange trading fee of 0.00565% and AFRC transaction levy of 0.00015% (payable in full on application in Hong Kong dollars and subject to refund)
Nominal value	: RMB1.00 per H Share
Stock code	: 1354



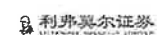
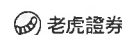
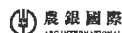
Sole Sponsor



Joint Overall Coordinators, Joint Global Coordinators, Joint Bookrunners and Joint Lead Managers



Joint Bookrunners and Joint Lead Managers



Hong Kong Exchanges and Clearing Limited, The Stock Exchange of Hong Kong Limited and Hong Kong Securities Clearing Company Limited take no responsibility for the contents of this prospectus, make no representation as to its accuracy or completeness and expressly disclaim any liability whatsoever for any loss howsoever arising from or in reliance upon the whole or any part of the contents of this prospectus.

A copy of this prospectus, having attached thereto the documents specified in "Appendix VI – Documents Delivered to the Registrar of Companies and Documents on Display – A. Documents Delivered to the Registrar of Companies" to this prospectus, has been registered with the Registrar of Companies in Hong Kong as required by Section 342C of the Companies (Winding Up and Miscellaneous Provisions) Ordinance (Chapter 32 of the Laws of Hong Kong). The SFC and the Registrar of Companies in Hong Kong take no responsibility for the contents of this prospectus or any other document referred to above.

The final Offer Price is expected to be fixed by agreement between the Joint Overall Coordinators (for themselves and on behalf of the Underwriters) and our Company on the Price Determination Date, which is expected to be on or before Friday, June 28, 2024. The Offer Price will be not more than HK\$9.30 per Offer Share and is currently expected to be not less than HK\$7.50 per Offer Share. If, for any reason, the final Offer Price is not agreed by 12:00 noon on Friday, June 28, 2024 between the Joint Overall Coordinators (for themselves and on behalf of the Underwriters) and our Company, the Global Offering will not proceed and will lapse.

The H Shares have not been and will not be registered under the U.S. Securities Act or any state securities law in the United States and may not be offered, sold, pledged or transferred within the United States, or to or for the account or benefit of the U.S. persons, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and in accordance with any applicable U.S. state securities laws. The H Shares are being offered and sold only outside the United States in offshore transactions in reliance on Regulation S.

Applicants for Hong Kong Offer Shares may be required to pay, on application (subject to application channel), the maximum Offer Price of HK\$9.30 for each Hong Kong Offer Share together with brokerage fee of 1.0%, SFC transaction levy of 0.0027%, Stock Exchange trading fee of 0.00565% and AFRC transaction levy of 0.00015%, subject to refund if the Offer Price as finally determined is less than HK\$7.50 per Hong Kong Offer Share.

CEB International Capital Corporation Limited (for itself and on behalf of the Underwriters), with our consent, may reduce the indicative Offer Price range stated in this prospectus and/or reduce the number of Offer Shares being offered pursuant to the Global Offering at any time on or prior to the morning of the last day for lodging applications under the Hong Kong Public Offering. In such a case, notices of such reduction will be published on the websites of the Stock Exchange at www.hkexnews.hk and our Company at www.xafwy.com. Further details are set out in the sections headed "Structure of the Global Offering" and "How to Apply for Hong Kong Offer Shares" in this prospectus.

Prior to making an investment decision, prospective investors should consider all of the information set out in this prospectus, including the risk factors set out in "Risk Factors".

The obligations of the Hong Kong Underwriters under the Hong Kong Underwriting Agreement to subscribe for, and to procure applicants for the subscription for, the Hong Kong Offer Shares, are subject to termination by the Joint Overall Coordinators (for themselves and on behalf of the Hong Kong Underwriters) if certain grounds arise prior to 8:00 a.m. on the day that trading in the H Shares commences on the Stock Exchange. Such grounds are set out in the section entitled "Underwriting – Underwriting Arrangements and Expenses – Hong Kong Public Offering – Grounds for Termination" in this prospectus. It is important that you refer to that section for further details.

ATTENTION

We have adopted a fully electronic application process for the Hong Kong Public Offering. We will not provide printed copies of this prospectus to the public in relation to the Hong Kong Public Offering.

This prospectus is available at the website of the Stock Exchange (www.hkexnews.hk) and our Company (www.xafwy.com). If you require a printed copy of this prospectus, you may download and print from the website addresses above.

June 24, 2024

Date: 24 June 2024

The Board of Directors

Xi'an Kingfar Property Services Co., Ltd. (西安經發物業股份有限公司) (the "Company")

Room 10701, Unit 1, Building 3

Xi'an Financial Innovation Center

No. 51 Fengcheng Second Road

Economic and Technological

Development Zone

Xi'an, Shaanxi

PRC

Dear Sirs/Madams,

We refer to the prospectus of the Company dated 24 June 2024 (the "**Prospectus**") in connection with the Company's proposed global offering and listing of its H shares on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**").

We hereby give, and confirm that we have not withdrawn, our written consent to the issue of the Prospectus by the Company, with the inclusion therein of all references to our name, qualification, confirmations and our opinion, in the form and context in which they respectively appear in the Prospectus.

We hereby consent to you releasing this letter to the Registrar of Companies in Hong Kong and the Stock Exchange for the purpose of registration of the Prospectus.

We also consent to making a copy of this letter and our opinion available on display as described in the Prospectus.

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Yours faithfully,

Beijing Grandway Law Offices

Beijing Grandway Law Offices.



中指研究院
China Index Academy

24 June 2024

The Board of Directors

Xi'an Kingfar Property Services Co., Ltd. (西安經發物業股份有限公司) (the "**Company**")

Room 10701, Unit 1, Building 3

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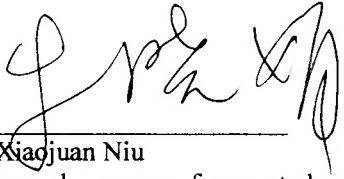
We hereby give, and confirm that we have not withdrawn, our written consent to the issue of the Prospectus by the Company, with the inclusion therein of all references to our name, qualification, confirmations, opinions and our industry report in the form and context in which they respectively appear in the Prospectus.

We hereby consent to you releasing this letter to the Registrar of Companies in Hong Kong and the Stock Exchange and referring to it in the Prospectus.

We also consent to making a copy of this letter and our industry report available on display as described in the Prospectus.

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For and on behalf of
China Index Academy

A handwritten signature in black ink, appearing to be 'Xiaojuan Niu', written over a horizontal line.

Name: Xiaojuan Niu

Title: General manager of property business department



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

Date: 24 June 2024

The Board of Directors

Xi'an Kingfar Property Services Co., Ltd. (西安經發物業股份有限公司) (the "Company")

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Dear Sirs/Madams,

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We hereby give, and confirm that we have not withdrawn, our written consent to the issue of the Prospectus by the Company, with the inclusion therein of our letter and summary disclosure of property valuation (the "Property Valuation Report") and all references to our name, qualification, confirmations and opinions, in the form and context in which they respectively appear in the Prospectus.

We hereby consent to you releasing this letter to the Registrar of Companies in Hong Kong and the Stock Exchange for the purpose of registration of the Prospectus.

We also consent to making a copy of each of our Property Valuation Report and this letter available on display as described in the Prospectus.

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Yours faithfully

For and on behalf of
APAC Asset Valuation and Consulting Limited

Fang Kin Fai
Director