



仲量聯行

Our Ref: DC/SW/EN/cn

28 June 2019  
The Board of Director  
Tern Properties Company Limited  
26<sup>th</sup> Floor, Tower I, Tern Centre,  
237 Queen's Road Central,  
Hong Kong

Dear Sirs,

**Re: Circular in relation to possible off-market share buy-back by Tern Properties Company Limited (the "Company") constituting a connected transaction**

We, Jones Lang LaSalle Limited, the valuer to the Company, refer to the circular to be issued by the Company on 28 June 2019 (the "Circular") in respect of the captioned subject. 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We hereby consent and confirm that we have given and have not withdrawn our written consent to the issue of the Circular with inclusion therein of our report, opinion or advice and references to our name in the form and context in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 had since 31 March 2019 (being the date to which the latest published audited financial statements of the Company were made up) been 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 "13. Documents available for inspection" in Appendix IV of the Circular.

Yours faithfully,  
For and on behalf of  
**Jones Lang LaSalle Limited**

Dorothy Chow BSc(Hons), MSc, MHKIS, MRICS, RPS(GP)  
Senior Director  
Licence No.: E-182969

COPYRIGHT © JONES LANG LASALLE IP, INC. 2019. All Rights Reserved

仲量聯行有限公司  
物業估價部  
香港鰂魚涌英皇道 979 號太古坊一座 7 樓  
公司牌照號碼：C-003464

Jones Lang LaSalle Limited  
Valuation Advisory Services  
7<sup>th</sup> Floor, One Taikoo Place, 979 King's Road, Quarry Bay, Hong Kong  
Company Licence No. C-003464



T +852 2846 5000

F +852 2968 0078