

28 April 2017

Winfull Group Holdings Limited

Unit A, 6/F
9 Queen's Road Central
Hong Kong

Attention: The Board of Directors

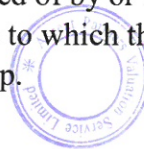
Dear Sirs,

**Re: Winfull Group Holdings Limited (the "Company")
Major and Connected Transaction; Whitewash Waiver; and Notice of
Extraordinary General Meeting (the "Proposed Transaction")**

We refer to the circular (the "**Circular**") to be issued by the Company on 28 April 2017 in connection with the Proposed Transaction. Unless otherwise stated, capitalized terms used herein shall have the same meanings as those defined in the Circular.

We hereby give and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion therein of our report or statements as set out in the Circular and references to our name in the form and context in which they appear in the Circular.

We also confirm that as at the Latest Practicable Date, we did not have (i) any shareholding, directly or indirectly, in any member of the 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 Group; or (ii) any interest, direct or indirect, in any assets which have been acquired or disposed of by or leased to any member of the Enlarged Group, or which are proposed to be acquired or disposed of by or leased to any member of the Enlarged Group since 30 June 2016, being the date to which the latest published audited financial statements of the Group were made up.



Yours faithfully
For and on behalf of
Ascent Partners Valuation Service Limited



Stephen Y. W. Yeung
Principal

MFin BSc(Hons) Land Adm. MHKIS MRICS MCIREA RPS(GP)

