

Shenwan Hongyuan Capital (H.K.) Limited

8 October 2025

The Board of Directors
Midea Real Estate Holding Limited (the “**Company**”)

34/F, Tower 4, Midea Real Estate Plaza
No. 1 Chengde Road, Beijiao Town
Shunde District, Foshan City
Guangdong Province, the PRC

Dear Sirs,

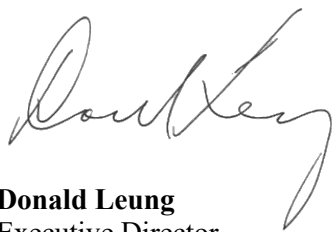
CONTINUING CONNECTED TRANSACTION — REVISION OF ANNUAL CAPS OF THE 2024 REAL ESTATE TECHNOLOGY SERVICE FRAMEWORK AGREEMENT

We refer to the circular of the Company dated 8 October 2025 in connection with, among other things, the captioned transaction (the “**Circular**”).

We hereby give our consent, and have not withdrawn our consent, to the issue of the Circular, with the inclusion of our letter of advice to the Independent Board Committee and the Independent Shareholders (the “**Letter of Advice**”) dated 8 October 2025 and references to our name in the Circular in the form and context in which they appear.

We hereby consent to this letter and the Letter of Advice being made available for display on the websites of Hong Kong Exchanges and Clearing Limited and the Company.

Yours faithfully,
for and on behalf of
Shenwan Hongyuan Capital (H.K.) Limited



Donald Leung
Executive Director