



仲量聯行

Jones Lang LaSalle Corporate Appraisal and Advisory Limited
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Company Licence No.: C-030171

仲量聯行企業評估及諮詢有限公司
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公司牌照號碼: C-030171

Date: 24 October 2025

The Board of Directors
XJ International Holdings Co., Ltd.
5/F, Administrative Building
Sichuan TOP IT Vocational Institute
2000 Xi Qu Avenue, Pidu District
Chengdu, the PRC

Dear Sirs,

Re: (1) MAJOR TRANSACTION IN RELATION TO THE DISPOSAL OF THE ENTIRE EQUITY INTEREST IN TARGET COMPANIES; AND (2) NOTICE OF THE EXTRAORDINARY GENERAL MEETING.

We refer to the circular in relation to the captioned subject issued by XJ International Holdings Co., Ltd. 希教国际控股有限公司 (the “**Company**” and together with its subsidiaries, the “**Group**”) dated 24 October 2025 (the “**Circular**”). Capitalised terms used herein shall have the same meanings as ascribed to them in the Circular unless otherwise defined.

We, Jones Lang LaSalle Corporate Appraisal And Advisory Limited, being the independent property valuer instructed by the Company to provide an opinion of the market values of the two properties held by the Company and its subsidiaries in the People's Republic of China, hereby confirm that we have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our letter, opinion or advice and the references to our name, logo and/or its qualifications in the form and context in which they respectively appear.

We hereby consent to our opinions, the statements issued by us and copies of this letter being made available on display on the Stock Exchange's website at and the Company's website as described in Appendix III to the Circular.

We further confirm that, as at the Latest Practicable Date:

- a) We did not have any shareholding in the Company or any other member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in the Company or any other member of the Group; and
- b) We had no direct or indirect interests in any assets which has been acquired or disposed of by or leased to any member of the Group since 31 August 2024 (the date to which the latest published audited consolidated financial statements of the Group were made up) or proposed to be so acquired, disposed of or leased to any member of the Group.



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Yours faithfully,

For and on behalf of

Jones Lang LaSalle Corporate Appraisal And Advisory Limited

A handwritten signature in black ink, appearing to read "Eddie T. W. Yiu", is written over a horizontal line.

Eddie T. W. Yiu

MHKIS, MRICS, R.P.S. (GP)

Senior Director