

PRIVATE AND CONFIDENTIAL

23 November 2020

TEM Holdings Limited

Suite 1706, Tower 1, China Hong Kong City,
33 Canton Road, Tsim Sha Tsui, Kowloon

Attn.: The Board of Directors

Dear Sirs/Mesdames,

Re: (1) Proposed privatisation of TEM Holdings Limited by Jumbo Planet Group Limited by way of a scheme of arrangement under Section 86 of the Companies Law of the Cayman Islands and (2) proposed withdrawal of listing (the "Transaction")

We refer to the scheme document issued by the Company and the Offeror dated 23 November 2020 in relation to, among other things, the captioned matters (the "**Scheme Document**"). Capitalised terms used in this letter shall have the same meanings as those defined in the Scheme Document, unless the context requires otherwise.

We, TUS Corporate Finance Limited, as the independent financial adviser to the independent board committee of the Company in connection with the Transaction, hereby confirm that we have given and have not withdrawn our written consent to the issue of the Scheme Document with the inclusion therein of our letter dated 23 November 2020 as set out in the section headed "Letter from the Independent Financial Adviser" (the "**IFA Letter**"), our opinions, and the references to our name, opinions, logo and qualifications in the form and context in which they respectively appear in the Scheme Document.

We hereby further consent to, and confirm that we have not withdrawn our consent to, the IFA Letter and this letter being made available for public inspection as described in the section headed "12. Documents available for inspection" in Appendix II to the Scheme Document.



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Yours faithfully,

For and on behalf of
TUS Corporate Finance Limited

Michael Ngai
Managing Director

Clark Ngai
Vice President