

Date: 29 November 2021

Attn.: The Board of Directors

China 21st Century Education Group Limited

31 Floor, Tower 2

Times Square

1 Matheson Street

Causeway Bay, Hong Kong

Dear Sirs/Madams,

China 21st Century Education Group Limited (the "Company"), together with its subsidiaries, the "Group", Major and Connected Transaction - Acquisition of Properties (the "Acquisition")

We refer to the circular of the Company dated 29 November 2021 (the "**Circular**") in respect of the Acquisition.

We hereby give our written consent and confirm that we have not withdrawn our consent to the issue of the Circular in connection with the Acquisition with the inclusion therein of the valuation report, statements, opinions and advice issued by us, and all references to our name and our address in the form and context in which they are included and appear in the Circular.

We further confirm that, as at the date of this letter, we do not have any shareholding, directly or indirectly, 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 further confirm that, as at the date of this letter, we do not have any direct or indirect interest in any assets which had been acquired or disposed of by or leased to any member of the Group, or were proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2020, being the date to which the latest published audited consolidated financial statements of the Group were made up.

We also consent to our reports and this letter being made available for public inspection as described in Appendix IV to the Circular.

Yours faithfully,

For and on behalf of
AVISTA Valuation Advisory Limited

A handwritten signature in black ink, appearing to read 'Vincent C B Pang', written over a horizontal line.

Name : Vincent C B Pang
Title : Managing Director