

The Directors
Topsearch International (Holdings) Ltd.
Unit 3406, 34/F
China Merchants Tower
Shun Tak Centre
Nos. 168-200 Connaught Road Central
Hong Kong

29 June 2010

Dear Sirs,

Re: Topsearch International (Holdings) Ltd. (the "Company")
(1) Termination of Acquisition
(2) Off-market Repurchase of Shares
(the "Proposed Transactions")

We refer to the circular (the "Circular") of the Company dated 29 June 2010 to its shareholders in relation to the Proposed Transactions. Terms used herein shall have the same meanings as those defined in the Circular unless the context otherwise requires.

We hereby give our consent, and have not withdrawn our consent, to the issue of the Circular with the inclusion therein of our name, letters, summary of valuations and valuation certificates dated 29 June 2010 in connection with our valuation of the property interests of the Group as at 31 May 2010 as set out in Appendix II of the Circular and all references thereto in the form and context in which they respectively appear in the Circular.

Yours faithfully,
for and on behalf of
DTZ Debenham Tie Leung Limited



Andrew K. F. Chan
Registered Professional Surveyor (G P Division)
Registered China Real Estate Appraiser
M Sc., M.H.K.I.S., M.R.I.C.S.
Director

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