

Our ref: LR-O-25161
GL/PEL/pcy

13 August 2025

The Directors
Oriental University City Holdings (H.K.) Limited
31st Floor
No. 148 Electric Road
North Point
Hong Kong

Dear Sirs,

Re: Oriental University City Holdings (H.K.) Limited (the “Company”) – Major Transaction in relation to Disposal of a Lifestyle Commercial Building

We refer to the circular dated 13 August 2025 (the “circular”) relating to the captioned transaction. Capitalized terms used herein shall have the meanings as those defined in the circular unless the context otherwise requires.

We have given and have not withdrawn our written consent to the issue of this circular with the inclusion herein of this letter and the property valuation report and references to our name, in the form and context in which they respectively appear.

We confirm that, as at the Latest Practicable Date, we did not have any shareholding in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any shares, convertible securities, warrants, options or derivatives, which carry voting rights in any member of the Group; we did not have any interest, either directly or indirectly, in any assets which have been, since the date to which the latest published audited financial statements of the Company were made up (i.e. 30 June 2024), acquired or disposed of by or leased to or are proposed to be acquired or disposed of by or leased to any member of the Group.

We hereby consent that a copy of this letter and the property valuation report are made available for display online as set out in Appendix III “Documents On Display” to the circular.

Yours faithfully,
For and on behalf of
Cushman & Wakefield Limited



Grace Lam
Senior Director