



羅兵咸永道

The Directors
Chuang's Consortium International Limited
25/F, Alexandra House
18 Chater Road
Central, Hong Kong

14 August 2025

Our Ref: DAKL.NHOY/02003399.A021

Dear Sirs

We refer to the circular dated 14 August 2025 in connection with the proposed disposal of entire equity interest in Island 37 Investment Limited by Chuang's Consortium International Limited (the "Company") (the "Circular"), a final proof of which is attached and initialled by us on its front cover for the purpose of identification.

Our engagement to prepare this letter has been performed in accordance with Hong Kong Standard on Investment Circular Reporting Engagements 200, *Accountants' Reports on Historical Financial Information in Investment Circulars* issued by the Hong Kong Institute of Certified Public Accountants.

We hereby consent to the inclusion of our report on unaudited pro forma financial information dated 14 August 2025 in the Circular, and the references to our name in the form and context in which they are included.

Yours faithfully



PricewaterhouseCoopers
Certified Public Accountants
Hong Kong