

Our Ref: 25-7218 (CIP2502093)

Date: 14 August 2025

To: **Chuang's Consortium International Limited**
25th Floor, Alexandra House,
18 Chater Road,
Central,
Hong Kong

Dear Sirs,

Chuang's Consortium International Limited (the "Company")

Re: Very Substantial Disposal: Proposed Disposal of The Sale Share and The Sale Loan (the "Transaction") ; Valuation of House A, No. 37 Island Road, Deep Water Bay, Hong Kong (the "Property")

We refer to the circular issued by the Company (together with its subsidiaries, the "Group") dated 14 August 2025 in respect of the Transaction (the "Circular").

We hereby confirm that, as at the latest practicable date, we had no shareholding in any company in the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any company in the Group and had no direct or indirect interest in any assets acquired or disposed of by or leased to any member of the Group or is proposed to be acquired or disposed of by or leased to any member of the Group since 31 March 2025, being the date to which the latest published audited financial statements of the Company were made up.

Our confirmation herein shall remain valid during the entire course of our involvement in the said Transaction. We understand that you may rely on the confirmations provided in this letter in connection with the said Transaction. We undertake that if we subsequently become aware of information that affects our independence, we will promptly inform you in writing.

We hereby give and agree not to withdraw our consent to the issue of the Circular with the inclusion of the property valuation report issued by us to the Company dated 14 August 2025 (the "Report") and the reference to our name, logo, qualifications and the Report in the form and context in which they respectively appear. We also consent to the Report and this confirmation being made available for public inspection.

Yours faithfully,
For and on behalf of

Colliers International (Hong Kong) Limited



Selena Lam
BSc (Surv) MRICS MHKIS
Director of Valuation & Advisory Services



Eric Tsang
BSc MRICS MHKIS MCIREA R.P.S. (GP)
Acting Head of Valuation & Advisory Services