

24 October 2025

The Board of Directors
Million Cities Holdings Limited
Room D, 21/F, Block I,
Tai Ping Industrial Centre,
No. 57 Ting Kok Road,
Tai Po, New Territories,
Hong Kong

Dear Sirs,

Re: (1) MAJOR AND CONNECTED TRANSACTION IN RELATION TO THE ACQUISITION OF FORTUNE RADIANT CITY LIMITED; AND (2) MAJOR AND CONNECTED TRANSACTION IN RELATION TO THE DISPOSAL OF FORTUNE BRILLIANT CITY LIMITED

We refer to the circular of the Company dated 24 October 2025 in relation to the captioned matter (the “**Circular**”). Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Circular.

We, as the Valuer, hereby give our formal consent and confirm that we have given and have not withdrawn our written consent to the issue of the Circular with the inclusion therein of our property valuation report as set out in the section headed “Valuation Report of The Target Group” in Appendix V to the Circular, and the references to our name, logo, qualifications, report and opinion in the form and context in which they respectively appear in the Circular.

We also consent to the Property Valuation Report and this letter being made available for inspection and display as described in the section headed “II. Documents on Display” in Appendix VI to the Circular.

We further confirm that, as at the Latest Practicable Date:

- (a) We did not have any shareholding in the Company or any other member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in the Company or any other member of the Group; and
- (b) We had no direct or indirect interests in any assets which has been acquired or disposed of by or leased to any member of the Group since 31 December 2024 (the date to which the latest published audited consolidated financial statements of the Group were made up) or proposed to be so acquired, disposed of or leased to any member of the Group.

Yours faithfully,

for and on behalf of

Vincorn Consulting and Appraisal Limited



Vincent Cheung

BSc(Hons) MBA FHKIS FRICS R.P.S.(GP)

MCIREA MHKSI MISCM MHIREA FHKIoD

RICS Registered Valuer

Registered Real Estate Appraiser & Agent PRC

Managing Director