



Rooms 1101-4, 11/F, Harcourt House,
39 Gloucester Road, Wan Chai, Hong Kong
Tel (852) 2529 6878 Fax (852) 2529 6806
E-mail info@romagroup.com
[http:// www.romagroup.com](http://www.romagroup.com)

Consent Letter

1 December 2025

Hang Pin Living Technology Company Limited

Room 3309, 33/F
West Tower,
Shun Tak Centre,
168-200 Connaught Road Central,
Hong Kong

Dear Sirs,

We refer to the circular of the Company dated 1 December 2025 (the "Circular") in connection with the Major Transaction Acquisition of Property. Unless otherwise defined, capitalized terms used herein shall have the same meaning as those defined in the Circular.

We hereby consent, and confirm that we have not withdrawn our consent, to the inclusion of our valuation report dated 1 December 2025 in the Circular, and the references to our name in the form and context in which they are included.

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

- (i) We had no shareholding, direct or indirect, in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
- (ii) We had no interest, direct or indirect, in any assets which have been since 31 March 2025, the date up to which the latest published audited financial statements of the Group were made up, acquired or disposed of by or leased to any member of the Group, or were proposed to be acquired or disposed of by or leased to any member of the Group.

This letter has been issued in connection with the publication of the Circular regarding the Major Transaction Acquisition of Property and not for any other purpose.

Yours faithfully
For and on behalf of
Roma Appraisals Limited

Frank F Wong
Director, Head of Property and Asset Valuation