



Peak Vision  
Appraisals Limited

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7 November 2024

The Board of Directors  
China Wantian Holdings Limited  
Suite 2106, 21/F  
Exchange Tower  
33 Wang Chiu Road  
Kowloon Bay  
Hong Kong

Our Ref : NK/PP240710L/A

Dear Sirs,

**China Wantian Holdings Limited (the “Company”) and its subsidiaries (hereinafter collectively referred to as the “Group”)**

**DISCLOSEABLE AND CONNECTED TRANSACTIONS IN RELATION TO (1) PROPOSED DISPOSAL OF SUBSIDIARIES; AND (2) PROPOSED LEASEBACK OF PROPERTIES**

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We refer to the circular of the Company dated 7 November 2024 (the “**Circular**”) in relation to the captioned transaction. Capitalised terms used herein shall have the same meanings as those defined in the Circular unless the context requires otherwise.

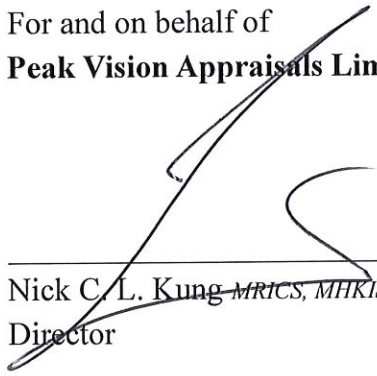
We hereby consent, and confirm we have not withdrawn our written consent to the issue of the Circular with the inclusion therein of the (i) property valuation report as to the market value of the Properties and (ii) property valuation report as to the market rent of the Properties, each dated 7 November 2024 and the references to our name and logo in the form and context in which they appear.

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

- (1) we were not beneficially interested in the share capital of the Company or any member of the Group, and did not have any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in the Company or any member of the Group; and
- (2) we did not have any direct or indirect interest in any assets which had been acquired or disposed of by, or leased to the Company or any member of the Group, or were proposed to be acquired, disposed of by or leased to the Company or any member of the Group since 31 December 2023 (being the date to which the latest published audited consolidated financial statements of the Group were made up).

We also hereby consent to the property valuation report as to the market value of the Properties as set out in Appendix I, the property valuation report as to the market rent of the Properties as set out in Appendix II to the Circular and this letter being made available for public inspection as described in Appendix III to the Circular.

Yours faithfully,  
For and on behalf of  
**Peak Vision Appraisals Limited**

  
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Nick C. L. Kung *MRICS, MHKIS, R.P.S. (GP), MCIREA, RICS Registered Valuer*  
Director