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Colliers International Consultancy & Valuation (Singapore) Pte Ltd
UEN No. 198105965E

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29 November 2024

The Board of Directors
K2 F&B Holdings Limited
51 Ubi Avenue 1 #02-17/18
Paya Ubi Industrial Park
Singapore 408933

Dear Sirs / Madam,

Re: Major transaction in relation to the disposal of the property

We refer to the circular of K2 F&B Holdings Limited (the "**Company**", together with its subsidiaries, the "**Group**") dated 29 November 2024 in relation to the disposal of the property (the "**Circular**"). Capitalised terms used in this letter shall have the same meanings as defined in the Circular.

We hereby consent and confirm that we have given and have not withdrawn our written consent to the issue of the Circular with inclusion of our valuation report of the Property set out in Appendix II to the Circular, and reference to our name in the form and context in which it appears.

We hereby confirm that as at the Latest Practicable Date:

1. We did not have any shareholding, direct or indirect, in any member of the Group or any right or option, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
2. We did not have any direct or indirect interest in any assets which have been, since 31 December 2023 (being the date 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.

Yours faithfully,
For and on behalf of
Colliers International Consultancy & Valuation (Singapore) Pte Ltd

A handwritten signature in blue ink, appearing to be "Tan Keng Chiam", written over a horizontal line.

Tan Keng Chiam
Licensed Appraiser No. AD041-2004796D
Executive Director & Head
Valuation and Advisory Services