



10 January 2025

The Board of Directors
Steed Oriental (Holdings) Company Limited
Room 1311, 13th Floor
Olympia Plaza
255 King's Road
North Point
Hong Kong

Our Ref : SL/PP231210L/A

Dear Sirs,

Re : Steed Oriental (Holdings) Company Limited (the “Company”) and its subsidiaries (the “Group”)
(I) VERY SUBSTANTIAL DISPOSAL IN RELATION TO THE DISPOSAL OF SALE SHARES OF THE TARGET COMPANY AND
(II) NOTICE OF EXTRAORDINARY GENERAL MEETING

We refer to the circular dated 10 January 2025 (the “**Circular**”) issued by the Company in relation to the captioned transaction. Terms defined in the Circular have the same meanings in this letter.

We hereby confirm that:

- (1) we have given and have not withdrawn our written consent to the issue of this Circular with the inclusion of our Property Valuation Report dated 10 January 2025 as referred to in Appendix V to the Circular and reference to our name included herein in the form and context in which it appears;
- (2) we were not interested beneficially in the shares in 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 shares in any member of the Group; and

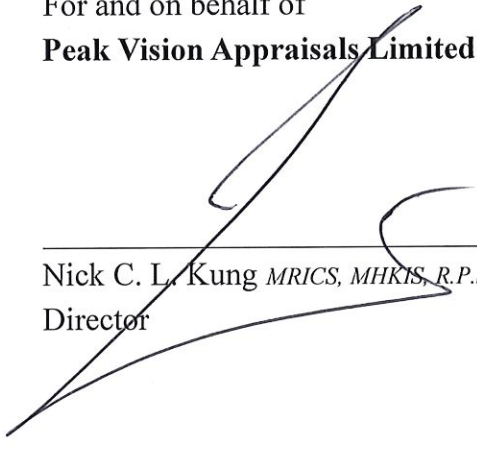
- (3) we did not have any direct or indirect interest in any assets which have been acquired or disposed of by or leased to any member of the Group or are proposed to be acquired or disposed of by or leased to any member of the Group since 31 March 2024 (being the date up to which the latest published audited consolidated financial statements of the Company were made up).

We hereby further consent to our Property Valuation Report and this letter being made available for public inspection as stated in Appendix VI to the circular.

Yours faithfully,

For and on behalf of

Peak Vision Appraisals Limited



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