

13 January 2025

The Board of Directors  
**Excellence Commercial Property & Facilities Management Group Limited**  
40th Floor, Dah Sing Financial Centre  
248 Queen's Road East  
Wanchai  
Hong Kong

Dear Sirs,

**Excellence Commercial Property & Facilities Management Group Limited**  
**(the "Company", together with its subsidiaries, the "Group")**  
**DISCLOSEABLE AND CONNECTED TRANSACTIONS (the "Transactions")**

We refer to the circular of the Company dated 13 January 2025 in connection with, among other things, the Transactions (the "**Circular**").

We hereby give our consent, and have not withdrawn our consent, to the issue of the Circular, with the inclusion of our letter, valuation report or opinion (as applicable) dated 13 January 2025 and references to our name in the Circular in the form and context in which they appear.

We further confirm that, as at the Latest Practicable Date (as defined in the Circular) and the date hereof:

- (a) we did not have any shareholding, directly or indirectly, in any member of the Group (as defined in the Circular) or any rights (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
- (b) we did not have any direct or indirect interest in any assets which had 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.

We hereby consent to this letter being made available for display on the websites of Hong Kong Exchanges and Clearing Limited and the Company.

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Yours faithfully,  
For and on behalf of  
**Jones Lang LaSalle Corporate Appraisal and Advisory Limited**

A handwritten signature in black ink, appearing to read 'Eddie T. W. Yiu', is written over a horizontal line.

**Eddie T. W. Yiu**  
*MRICS MHKIS R.P.S. (GP)*  
*Senior Director*