
Our Ref: AL/241121PV

24 January 2025

The Board of Directors

Legion Consortium Limited

Unit 1307A, 13/F,
Two Harbourfront
22 Tak Fung Street,
Hung Hom, Kowloon
Hong Kong

Dear Sirs,


Re: MAJOR TRANSACTION IN RELATION TO LEASE AGREEMENT

We, Ravia Global Appraisal Advisory Limited, acting as the independent property valuer of Legion Consortium Limited (the "Company" together with its subsidiaries, the "Group"), refer to the circular of the Company dated 24 January 2025 (the "Circular") in relation to the captioned matter. Terms used in this letter shall have the same meanings as those defined in the Circular unless the context requires otherwise. We hereby confirm the following:

1. We hereby consent to, and confirm that we have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of the texts of our valuation report and references to our name in the form and context in which they respectively appear.
2. As at the Latest Practicable Date, we did not have (i) any shareholding, directly or indirectly, in any member of the Group or the right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for any securities in any member of the Group; and (ii) any direct or indirect interest in any assets which have been, since 31 December 2023, acquired or disposed of by or leased to, any member of the Group, or which are proposed to be acquired or disposed of by or leased to, any member of the Group.
3. We further consent to (i) our valuation report, the text of which is set out in Appendix II to the Circular; and (ii) a copy of this letter being made available as documents on display as described in the section headed "10. Documents on Display" in Appendix III to the Circular.

Yours faithfully,
For and on behalf of

RAVIA GLOBAL APPRAISAL ADVISORY LIMITED



Alan Lee
Director