



McMillanWoods

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McMillan Woods (Hong Kong) CPA Limited

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長青

(香港)會計師事務所有限公司

香港灣仔駱克道 188 號

兆安中心 24 樓

Our Ref.: VH/CY/M80836/2025/0070

14 February 2025

The Board of Directors
Mansion International Holdings Ltd
Room 204, Empire Court,
2-4 Hysan Avenue,
Causeway Bay,
Hong Kong

Dear Sirs,

Mansion International Holdings Ltd (the “Company”) and its subsidiaries (hereinafter collectively referred to as the “Group”)

We refer to the unaudited pro forma statement of adjusted consolidated net tangible assets (the “Unaudited Pro Forma Financial Information”) of the Group as at 30 September 2024 as set out in Appendix II of the circular of the Company dated 14 February 2025 (the “Circular”) in relation to the proposed rights issue of the Company.

We hereby consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion of our report on the Unaudited Pro Forma Financial Information and references to our name in the form and context in which they appear.

We also confirm that we do not have (a) any shareholding in the Company or any of its subsidiaries, or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in the Company or any of its subsidiaries, and (b) any interest, direct or indirect, in any assets which have been acquired or disposed of by or leased to the Group, or are proposed to be acquired or disposed of by or leased to the Group.

We hereby consent to the Report and this letter being made available as documents on display as described in Appendix II to the Circular.

Yours faithfully,

McMillan Woods (Hong Kong) CPA Limited
Certified Public Accountants
Hong Kong