

PRIVATE & CONFIDENTIAL

Date: 27 March 2025

Wei Yuan Holdings Limited
37 Kranji Link
Singapore 728643

Attention: The Board of Directors

Dear Sirs,

Re: Wei Yuan Holdings Limited (the “Company”) – Very Substantial Acquisition in relation to the Lease Offer for the Lease of Premises

We refer to the circular of the Company dated 27 March 2025 (the “**Circular**”) relating to the very substantial acquisition in relation to the Lease Offer for the lease of Premises. Unless otherwise defined, capitalised terms used herein shall have the same meaning as those defined in the Circular.

We have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our report and opinion dated 27 March 2025 and reference to our name in the form and context in which they appear.

As at the Latest Practicable Date, we did not have any shareholding in any member of the Company and its subsidiaries (the “**Group**”) or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group.

As at the Latest Practicable Date, we did not have any interest, direct or indirect, in any asset which had been 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 since 31 December 2023, being the date to which the latest published audited consolidated financial statements of the Group were made up.

Yours faithfully,

For and on behalf of
Knight Frank Pte Ltd

Signed by:



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Name: Low Kin Hon
Position: Deputy Chief Executive Officer and
Head, Valuation & Advisory

Knight Frank Pte Ltd

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