

25 April 2025

The Board of Directors

Yan Tat Group Holdings Limited
Room 809-810
Kwong Sang Hong Centre
151-153 Hoi Bun Road
Kwun Tong, Kowloon
Hong Kong

Dear Sirs,

**Re: Yan Tat Group Holdings Limited (the “Company”) and its subsidiaries
(hereinafter together referred to as the “Group”)**

Major Transaction - Acquisition of Property

We refer to the circular (the “Circular”) of the Company dated 25 April 2025 in relation to, among other things, Major Transaction - Acquisition of Property. Terms used herein shall have the same meanings as defined in the Circular unless stated otherwise.

We have given and confirmed that we have not withdrawn our written consent to the issue of the Circular with the inclusion of our valuation report or opinions or advice and the reference to our names included therein in the form and context in which they respectively appear.

We further confirm that, as at the Latest Practicable Date, we are not beneficially interested in the share capital of any member of the Group and do not have any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group. In addition, we do not have any interest, either directly or indirectly, in any assets which have been, since 31 December 2024 (the date to which the latest published audited consolidated accounts of the Company were made up), acquired or disposed of by or leased to or are proposed to be acquired or disposed of by or leased to any member of the Group.

We also consent to this letter and the valuation report as set out in Appendix IV to the Circular being made available for display as described in Appendix V to the Circular.

Yours faithfully,

For and on behalf of
Vincorn Consulting and Appraisal Limited



Vincent Cheung

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RICS Registered Valuer

Registered Real Estate Appraiser & Agent PRC

Managing Director