

Our ref. : PRC/O/7841/25
Date : 18 June 2025

The Board of Directors
Wang On Group Limited

Suite 3202, 32/F,
Skyline Tower,
39 Wang Kwong Road,
Kowloon Bay,
Kowloon,
Hong Kong

Dear Sirs/Madam,

Company : Wang On Group Limited (stock code: 1222) (the "Company")
Subject : (1) MAJOR TRANSACTION IN RELATION TO THE SALE AND LEASEBACK ARRANGEMENT AND (2) NOTICE OF SPECIAL GENERAL MEETING

We refer to the circular of the Company dated 18 June 2025 ("Circular") in relation to the captioned matter. Unless the context otherwise requires, terms used herein shall have the same meaning as those in the Circular.

We hereby give our consent, and confirm that we have not withdrawn our written consent, to the issue of the Circular with the inclusion of our valuation report set out in the Circular and all references to our name and valuation report in the form and context in which they respectively appear in the Circular.

We further confirm that, as at the Latest Practicable Date, we did not have any shareholding interest 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 we were not interested, directly or indirectly, in any assets which have been 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.



永利行評值顧問有限公司
RHL Appraisal Limited
Corporate Valuation & Advisory

T +852 3408 3188
F +852 2736 9284

Room 1010, 10/F, Star House,
Tsimshatsui, Hong Kong



微信公众号
永利行評值

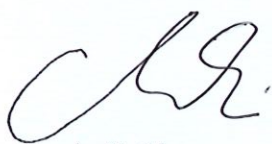


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提供企業及房地產評值服務



We hereby consent to this letter and copy of our valuation report being made available for display on the Stock Exchange' s website and the Company' s website as described in the paragraph headed "10. Documents on Display" of the Circular.

Yours faithfully
For and on behalf of
RHL Appraisal Limited

A handwritten signature in black ink, appearing to be 'JX Chen'.

Jessie X. Chen
MRICS, MSc (Real Estate), BEcon
Senior Associate Director

JE/kcc
