

25 July 2025

The Board of Directors
Rykadan Capital Limited29/F, Rykadan One,
23 Wong Chuk Hang Road,
Wong Chuk Hang,
Hong Kong香港金鐘道 88 號太古廣場一期 27 樓
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地產代理 (公司) 牌照號碼
Estate Agent's Licence (Co.) No. C-093779

Dear Sirs,

Re: Rykadan Capital Limited (the "Company")
Circular in relation to Major Transaction and Proposed acquisition of Property (the "Circular")

We refer to our valuation reports regarding Offices 1, 2, 3, 4, 5 and 6 on 29/F, Reserved Area, Motorcycle Parking Space Nos.M1-M3 on B1/F, Office Car Parking Space Nos. P1-P4 & P8 on B1/F of Rykadan One, 23 Wong Chuk Hang Road, Wong Chuk Hang, Hong Kong (the **"Property"**) as set out in Appendices II of the Circular issued by the Company dated the even date (the **"Reports"**). Capitalized terms used herein have the same meanings as those defined in the Circular unless the context otherwise requires.

We hereby confirm that we have given and have not withdrawn our written consent to the issue of the Circular with the inclusion herein of the Reports and references to our name, in the form and context in which they respectively appear. We also consent to the Reports and a copy of this letter being made available for public inspection as described in Appendix II (Documents on Display) to the Circular.

We further confirm that, as at the Latest Practicable Date, we did not have any shareholding in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group.

We further confirm that, as at the Latest Practicable Date, we did not have any interest, direct or indirect, in any assets which have been, since the date to which the latest published audited accounts of the issuer were made up (i.e. 31 March 2025), acquired or disposed of by or leased to any member of the Group, or are proposed to be acquired or disposed of by or leased to any member of the Group.

Yours faithfully,

For and on behalf of
CBRE Advisory Hong Kong Limited**Hannah Jeong** MSc (Real Estate) FRICS MHKIS R.P.S. (GP) RICS Registered Valuer
Executive Director
Head of Valuation & Advisory Services, Hong Kong

Kowloon Office 九龍辦事處

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