



红日资本有限公司
RED SUN CAPITAL LIMITED

Date: 15 October 2025

Sino-Ocean Service Holding Limited
Suite 601, One Pacific Place
88 Queensway
Hong Kong

The Board of Directors

Dear Sirs,

Sino-Ocean Service Holding Limited (the “Company”, together with its subsidiaries, the “Group”) - Major and connected transaction

We refer to the circular of the Company dated 15 October 2025 (the “**Circular**”) in respect of the captioned matter. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Circular.

We hereby give, and confirm that we have not withdrawn, our written consent to the issue of the Circular with the inclusion of our opinion, letter or advice (as the case may be) and references to our name in the form and context in which respectively appear.

We hereby confirm that 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 securities of any member of the Group as at the Latest Practicable Date.

As at the Latest Practicable Date, we were not interested, directly or indirectly, in any assets which had been, since 31 December 2024 (being the date to which the latest published audited consolidated financial statements of the Group were made up), acquired or disposed of by or leased to any member of the Group, or which were proposed to be acquired or disposed of by or leased to any member of the Group.

Yours faithfully,
Red Sun Capital Limited



Lewis Lai
Managing Director

Our ref: LR-O-25195
GL/CQL/LF/jc

The Directors
Sino-Ocean Service Holding Limited
Suite 601
One Pacific Place
88 Queensway
Hong Kong

15 October 2025

Dear Sirs,

Re: Consent in relation to the circular to be issued by Sino-Ocean Service Holding Limited (the “Company”) in connection with major and connected transaction in relation to the Transaction and notice of the extraordinary general meeting (the “Transaction”)

We refer to the circular to be issued by the Company dated 15 October 2025 in relation to the Transaction (the “**Circular**”). Unless otherwise specified, capitalised terms used herein shall have the same meanings as those defined in the Circular.

We, Cushman & Wakefield Limited, the independent property valuer to the Company in respect of the Transaction, hereby consent to, and confirm that we have given and have not withdrawn our written consent to the issue of the Circular with the inclusion therein of our letter and/or report as set out in the section headed “Valuation Report of the Target Assets” in Appendix II to the Circular and/or opinion and references to our name, logo and qualifications in the form and context in which they are respectively included in the Circular.

We further consent to our letter or report, the text of which is set out in the section headed “Valuation Report of the Target Assets” in Appendix II to the Circular, and this letter being made available for public inspection as described in the section headed “10. DOCUMENTS ON DISPLAY” in Appendix III (General Information) to the Circular.

As at the Latest Practicable Date, we did not have any shareholding, direct or indirect, 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.

As at the Latest Practicable Date, we did not have any direct or indirect interests in any assets which have been, since 31 December 2024 (the date to which the latest published audited consolidated financial statements of the Group were made up), 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
Cushman & Wakefield Limited



Grace Lam
Senior Director
Valuation & Advisory Services