



The Board of Directors

Hao Tian International Construction Investment Group Limited

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31 October 2025

Dear Sirs

We refer to the circular of the Company dated 31 October 2025 (the “**Circular**”) in connection with the major transaction disposal of 85% of the issued share capital of the target company and notice of extraordinary general meeting. Unless otherwise defined, capitalized terms used herein shall have the same meaning as those defined in the Circular.

We hereby consent, and confirm that we have not withdrawn our consent, to the inclusion of our valuation report dated 31 October 2025 in the Circular, and the references to our name in the form and context in which they are included.

We further confirm that as at the Latest Practicable Date:-

- (i) we had no 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; and
- (ii) we had no interest, direct or indirect, in any assets which have been since 31 March 2025, the date up to which the latest published audited financial statements of the Group were made up, 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.

This letter has been issued in connection with the publication of the Circular and not for any other purpose.

Yours faithfully
For and on behalf of
Roma Appraisals Limited

Frank F. Wong
Director, Head of Property and Asset Valuation