

25 November 2025

The Board of Directors

Eminence Enterprise Limited
Block A, 7th Floor,
Hong Kong Spinners Industrial Building Phase 6,
Nos. 481-483 Castle Peak Road,
Cheung Sha Wan, Kowloon, Hong Kong

Dear Sirs,

Re: Eminence Enterprise Limited (the “Company”) and its subsidiaries (hereinafter together referred to as the “Group”)

Very Substantial Acquisition Connected Transaction issued of Convertible Note under Specific Mandate and Notice of The SGM

We refer to the circular (the “Circular”) of the Company dated 25 November 2025 in relation to, among other things, Very Substantial Acquisition Connected Transaction issued of Convertible Note under Specific Mandate and Notice of The SGM. 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We have given and confirmed that we have not withdrawn our written consent to the issue of the Circular with the inclusion of our valuation report or opinions or advice and the reference to our names included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 Enlarged 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 Enlarged Group. In addition, we do not have any interest, either directly or indirectly, in any assets which have been, since 31 March 2025 (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 Enlarged Group.

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

Yours faithfully,

For and on behalf of
Vincorn Consulting and Appraisal Limited



Kit Cheung

BSc(Hons) FHKIS MRICS R.P.S.(GP)

MCIREA MHIREA

RICS Registered Valuer

Registered Real Estate Appraiser & Agent PRC

Certified ESG Planner CEP®

Executive Director