



Jones Lang LaSalle Corporate Appraisal and Advisory Limited  
7/F One Taikoo Place 979 King's Road Hong Kong  
tel +852 2846 5000 fax +852 2169 6001  
Company Licence No.: C-030171

仲量聯行企業評估及諮詢有限公司  
香港英皇道979號太古坊一座7樓  
電話 +852 2846 5000 傳真 +852 2169 6001  
公司牌照號碼: C-030171

6 May 2026

The Board of Directors  
**BaWang International (Group) Holding Limited**  
Suite B, 12/F  
Ritz Plaza  
122 Austin Road  
Tsimshatsui  
Kowloon  
Hong Kong

**Re: BAWANG INTERNATIONAL (GROUP) HOLDING LIMITED  
(THE "COMPANY") – MAJOR AND CONNECTED TRANSACTION IN  
RELATION TO 2026 LEASE AGREEMENT**

We refer to the circular issued by the Company on 6 May 2026 in connection with the captioned matter (the "**Circular**"). Capitalized terms used herein shall have the same meanings as those defined in the Circular, unless the context otherwise requires.

We, as an independent professional property valuer, hereby give and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion therein of our name, our qualifications, our opinion and our property valuation reports, in the form and context in which they are respectively included or appear in the Circular.

In addition, we confirm that as at the date hereof, that:

- (i) we do not have any direct or indirect interest in any assets which have been 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, since 31 December 2025, being the date to which the latest published audited consolidated financial statements of the Company were made up; and
- (ii) we do not have any shareholding, directly or indirectly, in any member of the Group or right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group.



仲量聯行

Yours faithfully,  
For and on behalf of  
**Jones Lang LaSalle Corporate Appraisal and Advisory Limited**

A handwritten signature in black ink, appearing to read "Eddie T.W. Yiu". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

---

**Eddie T.W. Yiu**  
MRICS, MHKIS, R.P.S. (GP)  
Senior Director