

31 May 2024

The Board of Directors

SK Target Group Limited
Room 1406-08, 14/F, Austin Tower,
22-26 Austin Avenue, Tsimshatsui,
Kowloon, Hong Kong

Dear Sirs,

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

Major Transaction – The Acquisition of the Land Use Rights

We refer to the circular (the “Circular”) of the Company dated 31 May 2024 in relation to, among other things, the entering into the Sale and Purchase Agreement. Terms used herein shall have the same meanings as defined in the Circular unless stated otherwise.

We have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our valuation report or opinions or advice and references to our names, in the form and context in which they appear.

We further confirm that, as at the Latest Practicable Date, we did not have any shareholding, directly or indirectly, in any member of the Group or the right (whether legally enforceable or not) to subscribe for any shares, convertible securities, warrants, options or derivatives which carry voting rights in any member of the Group.

We further confirm that, as at the Latest Practicable Date, we did not have any interest, directly or indirectly, in any assets which had been acquired or disposed of by or leased to or were proposed to be acquired or disposed of by or leased to any member of the Group since 31 May 2023, being the date to which the latest published audited consolidated financial statements of the Company were made up.

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

Yours faithfully,

For and on behalf of
Laurelcap Sdn. Bhd.



Sr STANLEY TOH KIM SENG

BSc(Hons) Estate Management
MRISM, MRICS, MPEPS, MMIPFM, ICVS, MBVAM
Chartered Valuation Surveyor
Registered Valuer (V-927)

Laurel Cap

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Laurelcap Sdn. Bhd.

200801005326 (806610-U)

SUITE E-6-2, E-7-2, W-6-1 & W-7-1,
Subang Square,
Jalan SS 15/4G, 47500 Subang Jaya,
Selangor Darul Ehsan, MALAYSIA.

+603-5637 0233

+603-5638 0233

www.laurelcap.com.my

laurelcap@laurelcap.com.my