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Colliers International (Hong Kong)
Limited Company Licence

Our Ref.: 26-17569

25 November 2026

The Directors
Hanison Construction Holdings Limited
22/F, Kings Wing Plaza 1
3 On Kwan Street
Shatin, New Territories
Hong Kong (the "Client")

Dear Sir or Madam,

Re: Valuation of Unsold Portion of Phase I of Shangdong Business Center (尚東商務中心一期), West of Wenyuan Road and South of Houfutinggang, Haining, Zhejiang Province, PRC (the "Property")

We have been engaged to perform a valuation of the Property in which the Client and its subsidiaries (hereinafter referred to as the "Group") have interests in the People's Republic of China for the purpose of incorporating in the public document, as at 23 October 2026. We hereby give and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion of a copy of our valuation report dated 25 November 2026 and the reference to our name and logo in the form and context in which it appears.

We confirm that the Valuer:

(a) is a Registered Professional Surveyor under the Surveyors Registration Ordinance (Cap.417) in the Hong Kong Special Administrative Region ("Hong Kong");

(b) is a Member of the Hong Kong Institute of Surveyors;

(c) is suitably qualified to carry out this valuation and has at least ten years appropriate experience; and

(d) has no pecuniary interest that could reasonably be regarded as being capable of affecting that person's ability to give an unbiased opinion of the value of that could conflict with a proper valuation of the Property.

Furthermore, we advise that Colliers International (Hong Kong) Limited nor any of its employees have any pecuniary interest that would conflict with the valuation of the Property.

We also express our written consent that you may use or rely upon this valuation for the purpose of incorporating in the public document.

Should you require further assistance, please do not hesitate to contact Walter Cheung on 2822 0521.

Yours faithfully,
For and on behalf of
Colliers International (Hong Kong) Limited

Walter Cheung
MHKIS R.P.S. (GP)
Director
Valuation and Advisory Services

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