

31 August 2023

CMON Limited
31/F, Tower Two, Times Square
1 Matheson Street
Causeway Bay
Hong Kong

Dear Sirs,

**CMON Limited (the “Company”)
MAJOR TRANSACTION – DISPOSAL OF PROPERTY IN SINGAPORE (the “DISPOSAL”)**

We refer to the Circular issued by the Company (together with its respective subsidiaries, the “Group”) dated 31 August 2023 in respect of the Disposal (the “Circular”).

We, **Knight Frank Pte Ltd**, hereby confirm that, as at the latest practicable date, we had no shareholding in any company in the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any company in the Group and had no direct or indirect interest in any assets acquired or disposed of by or leased to any member of the Group or is proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2022, being the date to which the latest published audited financial statements of the Company were made up.

Our confirmation herein shall remain valid during the entire course of our involvement in the said Disposal. We understand that you may rely on the confirmations provided in this letter in connection with the said Disposal. We undertake that if we subsequently become aware of information that affects our independence, we will promptly inform you in writing.

We hereby give and agree not to withdraw our written consent to the issue of the Circular with the inclusion of our name, the Valuation Certificate prepared by us and all references thereto, in the form and context in which they are included the Circular, and to act in such capacity in relation to the Circular. We also consent to the Valuation Certificate and this confirmation being made available for public inspection for a period of three months from the date of the issue of the Circular.

Yours faithfully,
For and on behalf of
Knight Frank Pte Ltd



Low Kin Hon
Deputy Group Managing Director
Head, Valuation & Advisory