



Asset Appraisal Limited

中誠達資產評值顧問有限公司

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Our Ref. : AAL/AC/11046/23
Date : 26 October 2023

ASIA CASSAVA RESOURCES HOLDINGS LIMITED

Units 612-3 and 617, Houston Centre
63 Mody Road
Tsim Sha Tsui East
Kowloon
Hong Kong

Attention: The Board of Directors

Dear Sirs,

Re: Major Transaction in relation to Acquisition of Properties (the “Transaction”)

We, Asset Appraisal Limited, refer to the circular of Asia Cassava Resources Holdings Limited (the “**Company**”) dated 26 October 2023 (the “**Circular**”) in connection with the Transaction. Save as otherwise stated, terms used herein shall have the same meanings as defined in the Circular.

We hereby give, and have not withdrawn, our consent to the issue of the Circular with the inclusion of the Valuation Report as set out in Appendix III of the Circular issued by us and/or the references to our name included in the form and context in which they appear in the Circular.

We hereby consent to the Valuation Report and this letter being made available for public inspection and/or on display at the websites of the Stock Exchange and the Company as described in Appendix IV to the Circular.

We confirm as at the Latest Practicable Date that we:

- (a) were not beneficially interested in the share capital of any member of the Group;
- (b) did not have any direct or indirect shareholding in any member of the Group or any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for any securities in any member of the Group; and
- (c) did not have any direct or indirect interest in any assets which have been since 31 March 2023 (being the date to which the latest published audited consolidated financial statements of the Company were made up), acquired or disposed of by, or leased to any member of the Group, or were proposed to be acquired or disposed of by, or were proposed to be leased to any member of the Group.

Yours faithfully

For and on behalf of
Asset Appraisal Limited

A handwritten signature in black ink, appearing to read 'Sandra S.W. Lau', written over a horizontal line.

Name: Sandra S.W. Lau
Title: Director