

Private and Confidential

Date: 22 April 2024

The Board of Directors
Chuan Holdings Limited
2102-03, 21/F
299 QRC
287-299 Queen's Road Central
Hong Kong

Dear Sirs/Madams,

**VERY SUBSTANTIAL ACQUISITION AND
CONNECTED TRANSACTION IN RELATION TO
ACQUISITION OF ENTIRE EQUITY INTEREST IN
HULETT CONSTRUCTION AND SALE LOANS**

We refer to the circular issued by Chuan Holdings Limited dated 22 April 2024 (the “**Circular**”) in respect of the captioned matter. Unless otherwise defined, capitalised terms used herein shall have the same meanings as those defined in the Circular.

We hereby give, and confirm that we have not withdrawn, our consent to: (i) the issue of the Circular with the inclusion therein of our letters, opinions, reports and/or statements and references therein to our name, address, logo and qualifications, in the form and context in which they respectively appear in the Circular; and (ii) this letter being made available for inspection as described in the paragraph headed “13. DOCUMENTS ON DISPLAY” in Appendix VIII to the Circular.

We also confirm that as at the date of this letter, we do not/did not have any shareholding, directly or indirectly, in any member of the Group and do not/did not have any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and do not/did 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 Enlarged Group, or is proposed to be acquired or disposed of by, or leased to, any member of the Enlarged Group since 31 December 2023 (being the date to which the latest published audited consolidated financial statements of the Group were made up) up to the date of this letter.

This consent applies regardless of whether the Circular or this letter is issued in hard copy or electronic format or both.

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Yours faithfully,

For and on behalf of
Valtech Valuation Advisory Limited

A handwritten signature in black ink, appearing to read "Jimmy Wong". The signature is stylized with a large, sweeping initial "J" and "W".

Name: Jimmy Wong

Designation: Director