



INTERNATIONAL VALUATION LIMITED
國際評估有限公司

Tai United Holdings Limited
Room 4202–03A, 42nd Floor,
China Resource Building,
26 Harbour Road,
Wanchai, Hong Kong

Attention: the Board of Directors

11 June 2024

Dear Sirs,

Consent in relation to the very substantial disposal and connected transaction circular to be issued by Tai United Holdings Limited (the “Company”) in connection with the disposal of the entire equity interest in a subsidiary (the “Disposal”)

We refer to the circular to be issued by the Company on or around 11 June 2024 in relation to the Disposal (the “**Circular**”). Unless otherwise specified, capitalised terms used in this letter shall have the same meanings as defined in the Circular.

We, International Valuation Limited, the independent property valuer in respect of the Disposal, hereby consent to, and confirm that we have not withdrawn our consent to, the issue of the Circular with the inclusion therein of our report as set out in the section headed “Valuation Report of the Properties” in Appendix IV to the Circular (the “**Property Valuation Report**”) and/or letter(s) and/or certificate(s) and/or opinion(s) (where applicable) reference to our name in the form and context in which they respectively appear in the Circular.

We also confirm that as at the Latest Practicable Date:

- (i) we do not have any beneficial shareholding in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
- (ii) we do not have any direct or indirect interests in any assets which have since 31 December 2022 (being the date to which the latest published audited consolidated financial statements of the Group were made up) been acquired or disposed of by or leased to any member of the Group, or were proposed to be acquired or disposed of by or leased to any member of the Group.

We also consent to the Property Valuation Report and this letter being made available for documents on display as described in Appendix V to the Circular.



INTERNATIONAL VALUATION LIMITED
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Yours faithfully,

For and on behalf of
International Valuation Limited



Christopher Cheung
Director – Real Estate