

24 January 2025

Kato (Hong Kong) Holdings Limited

1st Floor, Tung Wai Court
No. 3 Tsing Ling Path
Tuen Mun
New Territories
Hong Kong

Attn: The Board of Directors

Dear Sirs,

Specimen consent letter for the incorporation by reference of our previously issued valuation report and/or references to our name in a circular

We refer to the circular in connection with the proposed disclosable and connected transactions in relation to (1) renewal of existing leases; and (2) entering into new tenancy agreement by Kato (Hong Kong) Holdings Limited (the “Company”) (the “Circular”)

We hereby consent to the incorporation by reference of our valuation report dated 24 January 2025 on the in the Circular, and the references to our name in the form and context in which they are included.

We confirm that as at the latest practicable date,

- a) we did not have any shareholding in any member of the Group and did not have the right to subscribe for or to nominate persons to subscribe for shares in any member of the Group; and
- b) we did not have any interest, direct or indirect, in any assets which have been acquired or disposed of by or leased to any member of the Group, or which are proposed to be acquired or disposed of by or leased to any member of the Group since 31 March 2024, being the date to which the latest published audited consolidated financial statements of the Company were made up.

We also consent to this letter and the Valuation Report being available as documents on display and published on the websites of the Stock Exchange and the Company.

Yours faithfully,
For and on behalf of
Valquest Advisory (Hong Kong) Limited



Norris Z. Y. Nie, MCIREA MRICS MHKIS
Managing Director