



Peak Vision
Appraisals Limited

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24 October 2025

The Board of Directors
Nanjing Sample Technology Company Limited
No. 10 Maqun Avenue
Qixia District
Nanjing City
the People's Republic of China

Our Ref : TC/PP240703L/B

Dear Sirs,

**Re : PROPOSED MANDATE FOR POTENTIAL VERY SUBSTANTIAL
DISPOSAL INVOLVING DISPOSAL OF ASSETS THROUGH PUBLIC
TENDER AND NOTICE OF EXTRAORDINARY GENERAL MEETING**

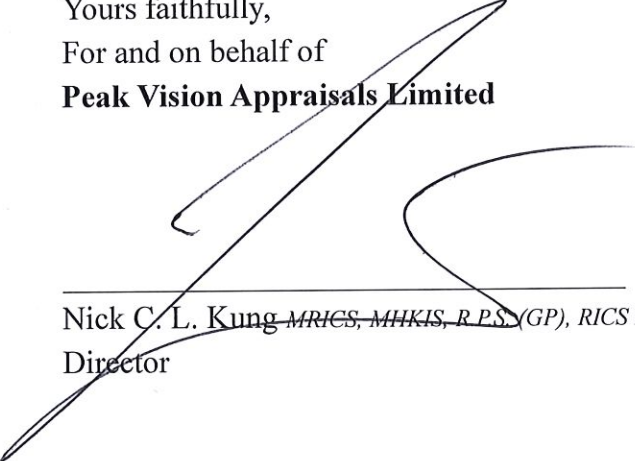
We refer to the circular of Nanjing Sample Technology Company Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) dated 24 October 2025 (the “**Circular**”) in relation to the captioned transaction. Capitalised terms used herein shall have the same meanings as those defined in the Circular unless the context requires otherwise.

We hereby give our written consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion of our property valuation report dated 24 October 2025 (the “**Property Valuation Report**”) and all references to our name, our logo and our Valuation Report in the form and context in which they respectively appear in the Circular.

We further confirm that, as at the Latest Practicable Date, (i) we were not directly or indirectly, beneficially or otherwise interested in any share(s) in the Company or any member of the Group; (ii) we did not have any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for any securities in the Company or any member of the Group, (iii) we did not have any interest, either direct or indirect, in any assets which have been, since the date to which the latest published audited accounts of the Group were made up (i.e. 31 December 2024), acquired or disposed of by or leased to or are proposed to be acquired or disposed of by or leased to any member of the Group and (iv) we had not dealt in the securities of the Company in the period six months prior to the date of the announcement of the proposed acquisition.

We hereby consent to this letter and the Property Valuation Report being made available for display as described in the Circular.

Yours faithfully,
For and on behalf of
Peak Vision Appraisals Limited



Nick C. L. Kung ~~MRICS, MHKIS, R.P.S. (GP)~~, RICS Registered Valuer, MCIREA
Director