



First Global Corporate Finance Co., Limited

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**Excellence Commercial Property & Facilities Management Group Ltd**

40th Floor

Sunlight Tower

248 Queen's Road East

Wanchai, Hong Kong

12 December 2025

**Attn: The Board of Directors**

**Re: DISCLOSEABLE AND CONNECTED TRANSACTION**

We refer to the circular (the “**Circular**”) issued by Excellence Commercial Property & Facilities Management Group Ltd (the “**Company**”) to the shareholders of the Company dated 12 December 2025. Terms used herein shall have the same meanings as those defined in the Circular unless the context otherwise requires.

We hereby give our formal consent and confirm that we have not withdrawn our written consent to the issue of the Circular with the inclusion therein of our letter, report, advice, opinion and/or references to our name in the form and context in which they respectively appear.

As at the date of this letter, we did not have any shareholding in any member of the Group and 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.

In addition, we 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 Group, or were proposed to be acquired or disposed of by or leased to any member of the Group since 31 December 2024 (being the date to which the latest published audited financial statements of the Group were made up).

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Wendy Liu', written over a horizontal line.

Wendy Liu

*Managing Director*

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