



Peak Vision
Appraisals Limited

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27 August 2024

The Board of Directors
China Wantian Holdings Limited
Suite 2106, 21/F
Exchange Tower
33 Wang Chiu Road
Kowloon Bay
Hong Kong

Our Ref : NK/PP240605L/A

Dear Sirs,

China Wantian Holdings Limited (the “Company”) and its subsidiaries (hereinafter collectively referred to as the “Group”)

DISCLOSEABLE AND CONNECTED TRANSACTIONS: ENTERING INTO RENEWED CATERING TENANCY AGREEMENT AND RENEWED OFFICE TENANCY AGREEMENT AND NOTICE OF EXTRAORDINARY GENERAL MEETING

We refer to the circular of the Company dated 27 August 2024 (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 consent and confirm that

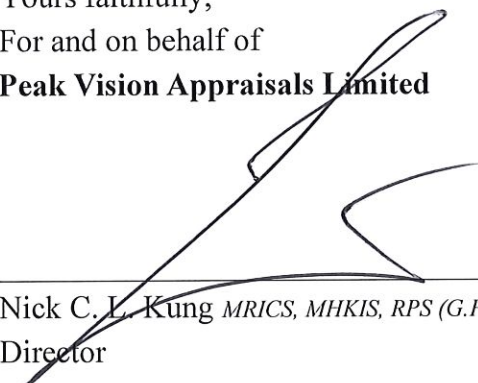
we have given and have not withdrawn our written consent to the issue of the Circular with the inclusion therein of our property valuation report dated 27 August 2024 (the “**Property Valuation Report**”) and our name and logo in the form and context in which they appear.

We further confirm that, as at the Latest Practicable Date,

- (1) we were not interested beneficially in the shares 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 any securities in any member of the Group; and
- (2) we did not have any direct or indirect interest in any assets which had been acquired or disposed of by, or leased to any member of the Group, or were proposed to be acquired, disposed of by or leased to any member of the Group since 31 December 2023 (being the date to which the latest published audited consolidated financial statements of the Company were made up).

We also hereby consent to the Property Valuation Report as set out in Appendix I to the Circular and this letter being made available for public inspection as described in Appendix II to the Circular.

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



Nick C. L. Kung *MRICS, MHKIS, RPS (G.P.), MCIREA, RICS Registered Valuer*
Director