



中華徵信不動產估價師聯合事務所
CCIS Real Estate Joint Appraisers Firm

Expert Consent Letter

We, CCIS Real Estate Joint Appraisers Firm, acting as an independent valuer of Wong's Kong King International (Holdings) Limited (the "Company", together with its subsidiaries, the "Group") and Taiwan Kong King Co., Ltd. ("TKK") refer to the circular of the Company dated 30 September 2026 in relation to "Major Transaction in relation to Acquisition of Land", hereby confirm the following:

We hereby consent to, and confirm that we have given and have not withdrawn our written consent to, the issue of the Circular with the inclusion of the texts of our valuation report and references to our name in the form and context in which they respectively appear.

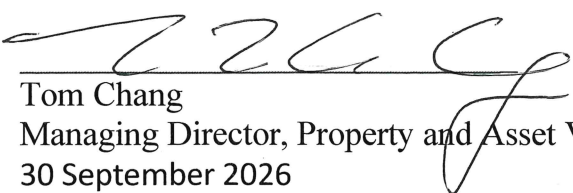
As at the Latest Practicable Date (as defined in the Circular), we (1) did not have any beneficial shareholding in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities of any member of the Group ; and (2) did not have any interest, direct or indirect, in any assets which had been acquired or disposed of or leased to any member of the Group, or are proposed to be acquired or disposed of by or leased to any member of the Group, since 31 December 2025, being the date to which the latest published audited accounts of the Group were made up.

We further consent to a copy of this letter being made available as a document on display as described in the section headed "Documents on Display" in Appendix III to the Circular.

For and on behalf of

CCIS Real Estate Joint Appraisers Firm




Tom Chang
Managing Director, Property and Asset Valuation
30 September 2026