27 November 2026

Grand Ming Group Holdings Limited
22nd Floor, Railway Plaza,
39 Chatham Road South,
Tsim Sha Tsui, Kowloon, Hong Kong

Dear Sirs

Company	:	**Grand Ming Group Holdings Limited (the "Company")**
Stock Code	:	**1271**
Subject	:	**Very Substantial Disposal of Properties**

We refer to the circular dated 27 November 2026 (the "Circular") of the Company in connection with the captioned transaction. Capitalised terms used herein shall have the same meanings as those defined in the Circular.

We hereby give our consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion of our opinion, report and all references to our name and our opinion in the form and context in which they respectively appear in the Circular. We further consent to our valuation report issued in respect of the captioned transaction and this consent letter being made available for public display as described in the section headed "VALUATION REPORT" in Appendix I to the Circular.

In addition, we hereby also confirm that:

- as at the Latest Practicable Date, we did not have any shareholding in any member of the Grand Ming Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Grand Ming Group; and
- as at the Latest Practicable Date, we did not have any direct or indirect interest in any assets which have since 31 March 2026 (being the date to which the latest published audited consolidated accounts of the Grand Ming Group were made up) been acquired or disposed of by or leased to any member of the Grand Ming Group, or are proposed to be acquired or disposed of by or leased to any member of the Grand Ming Group.

Yours faithfully

Stella Ho MHKIS MRICS MCIREA RICS Registered Valuer R.P.S.(GP)
Executive Director, Valuation & Advisory
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