

BMI APPRAISALS

The Board of Directors
Prime Surplus Limited
Vistra Corporate Services Centre,
Wickhams Cay II, Road Town, Tortola, VG1110,
British Virgin Islands

The Board of Directors
SHK Hong Kong Industries Limited
Room 1801, 18/F,
Allied Kajima Building,
138 Gloucester Road,
Wanchai, Hong Kong

The Board of Directors
CPM Group Limited
31st Floor,
CNT Tower,
338 Hennessy Road,
Wanchai, Hong Kong

24 June 2026

Dear Sirs,

Composite Document Relating To Mandatory Unconditional Cash Offers by Yu Ming Investment Management Limited on Behalf of Prime Surplus Limited and SHK Hong Kong Industries Limited to Acquire All the Issued Shares of CPM Group Limited (Other than Those Shares Already Owned and/or Agreed To Be Acquired By the Offerors, CNT and Parties Acting In Concert With Any of Them) and to Cancel All the Outstanding Share Options of CPM Group Limited

We refer to the composite document dated 24 June 2026 jointly issued by Prime Surplus Limited, SHK Hong Kong Industries Limited and CPM Group Limited (the “**Company**”, together with its subsidiaries, the “**Group**”) in relation to the captioned matters (the “**Composite Document**”). Capitalised terms used in this letter shall have the same meanings as those defined in the Composite Document, unless the context requires otherwise.

We hereby give our written consent and confirm that we have not withdrawn our written consent to the issue of the Composite Document with the inclusion therein of the full text of our property valuation report in Appendix III (“Valuation Report”) and/or the references to our name, logo and qualifications in the form and context in which they respectively appear in the Composite Document.

BMI Appraisals Limited 中和邦盟評估有限公司

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We confirm that as at the Latest Practicable Date, we:

- (a) did not have any shareholding in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
- (b) 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 since 31 December 2025 (being the date to which the latest published audited financial statements of the Company were made up), or were proposed to be acquired or disposed of by or leased to any member of the Group.

We further consent to this letter and our Valuation Report being made available for inspection as described in the paragraph headed “12. DOCUMENTS ON DISPLAY” in the Appendix V to the Composite Document.

Yours faithfully,
For and on behalf of
BMI APPRAISALS LIMITED

A handwritten signature in black ink, appearing to read 'Joannau W.F. Chan', written over a horizontal line.

Joannau W.F. Chan
Senior Director