



28 January 2026

Legend Upstar Holdings Limited

Rooms 2505-8, 25th Floor,
World-Wide House,
19 Des Voeux Road Central,
Central, Hong Kong

Attn: Board of Directors

Wealth Builder Holdings Limited

Rooms 2505-8, 25th Floor,
World-Wide House,
19 Des Voeux Road Central,
Central, Hong Kong

Attn: Board of Directors

Dear Sirs,

**(1) PROPOSAL FOR THE PRIVATIZATION OF
LEGEND UPSTAR HOLDINGS LIMITED
BY THE OFFEROR BY WAY OF A SCHEME OF ARRANGEMENT
UNDER SECTION 86 OF THE COMPANIES ACT OF THE CAYMAN ISLANDS
AND
(2) PROPOSED WITHDRAWAL OF LISTING**

We refer to the scheme document (the “**“Scheme Document”**”) in relation to the captioned subject dated 28 January 2026 jointly issued by Wealth Builder Holdings Limited and Legend Upstar Holdings Limited.

We hereby give our written consent and confirm that we have not withdrawn our written consent to the issue of the Scheme Document with the inclusion therein the text of our valuation report dated 28 January 2026 as set out in Appendix II to the Scheme Document (the “**“Property Valuation Report”**”), and the references to our name, opinion and report in the form and context in which they respectively appear in the Scheme Document.

We hereby further consent to the Property Valuation Report and this letter being made available for display as described in the section headed “*14. DOCUMENTS ON DISPLAY*” in Appendix III to the Scheme Document.

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For and on behalf of
Jones Lang LaSalle Corporate Appraisal and Advisory Limited

A handwritten signature in black ink, appearing to read "Eddy Yiu".

Eddie T.W. Yiu
MRICS MHKIS R.P.S. (GP)
Senior Director