

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
CNT Group Limited
Unit E, 28th Floor,
CNT Tower,
338 Hennessy Road,
Wanchai, Hong Kong

29 May 2026

Dear Sirs,

Composite Document Relating To Mandatory Conditional Cash Offer 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 CNT Group Limited (Other than Those Shares Already Owned and/or Agreed To Be Acquired By the Offerors and Parties Acting In Concert With Any of Them)

We refer to the composite document dated 29 May 2026 jointly issued by Prime Surplus Limited, SHK Hong Kong Industries Limited and CNT 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We hereby give our written consent and confirm that we have not withdrawn our written consent to the issue of the Composite Document with the inclusion therein of the full text of our property valuation reports in Appendices III-A and III-C and our previous valuation reports in Appendix III-D (“Valuation Reports”) and/or the references to our name, logo and qualifications in the form and context in which they respectively appear in the Composite Document.

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

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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 Reports 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



Joannau W.F. Chan
Senior Director