



30 May 2025

ESSA FINANCIAL GROUP LTD

Vistra Corporate Services Centre,
Wickhams Cay II
Road Town
Tortola,
VG1110
British Virgin Islands

Tokyo Chuo Auction Holdings Limited

Room 2601, 26/F Wing On Centre,
No. 111 Connaught Road Central
Hong Kong

Attn: Board of Directors

Dear Sirs,

Re: Mandatory Unconditional Cash Offers by Lego Securities Limited and Fortune Origin Securities Limited for and on behalf of ESSA FINANCIAL GROUP LTD (the “Offeror”) to acquire all the issued Shares in Tokyo Chuo Auction Holdings Limited (the “Company”) (other than those already owned or to be acquired by ESSA FINANCIAL GROUP LTD, the other purchasers and parties acting in concert with any of them) and to cancel all the outstanding Share Options of Tokyo Chuo Auction Holdings Limited

We, Emperor Corporate Finance Limited, refer to the composite document dated 30 May 2025 jointly issued by the Company and the Offeror in connection with the Offers (the “**Composite Document**”). Unless otherwise defined herein, capitalised terms used in this letter shall have the same meanings as those defined in the Composite Document.

We, as one of the Joint Independent Financial Advisers to the Independent Board Committee and the Independent Shareholders, hereby consent and confirm that we have given, and have not withdrawn our written consent to the issue of the Composite Document with the inclusion of the text of the “Letter from the Joint Independent Financial Advisers” dated 30 May 2025 and the references to our name, logo and qualification, in the form and context in which they are included.

We hereby further consent to our letter of advice and this letter being made available for public display as described in the sub-section headed “DOCUMENTS ON DISPLAY” in Appendix III to the Composite Document.



Yours faithfully,

For and on behalf of
Emperor Corporate Finance Limited

Mark Chan
Managing Director