

Our Ref : M26004

28 April 2026

Tian An Medicare Limited  
Rooms 1904B-5, 19/F  
Allied Kajima Building  
No. 138 Gloucester Road  
Wanchai, Hong Kong

Dear Sirs,

**CONDITIONAL CASH OFFER BY MORTON SECURITIES LIMITED  
ON BEHALF OF TIAN AN MEDICARE LIMITED TO BUY-BACK UP TO  
70,000,000 SHARES AT HK\$1.1 PER SHARE**

We refer to the offer document issued by Tian An Medicare Limited (the “**Company**”) dated 28 April 2026 in relation to, among other things, the captioned matter (the “**Offer Document**”). Capitalised terms used in this letter shall have the same meanings as those defined in the Offer Document, unless the context requires otherwise.

We, Norton Appraisals Holdings Limited, being the independent property valuer of the Company, hereby confirm that we have given and have not withdrawn our consent to the issue of the Offer Document with the inclusion therein of our letter, opinions or advice and references to our name, logo and/or qualifications in the form and context in which they respectively appear in the Offer Document.

We hereby further consent to this letter and the property valuation report from Norton Appraisals Holdings Limited being made available for public inspection and display on the websites of the SFC and the Company as described in the paragraph headed “14. DOCUMENTS AVAILABLE FOR INSPECTION” in Appendix V to the Offer Document.

Yours faithfully

For and on behalf of

**Norton Appraisals Holdings Limited**



Paul M. K. Wong *MHKIS, RPS (G.P.), MCIREA*  
Director



Oliver Y. Pan *MRICS, CFA, FRM*  
Associate Director