

30 April 2025

The Board of Directors
Soundwill Holdings Limited
21st Floor, Soundwill Plaza
No. 38 Russell Street
Causeway Bay
Hong Kong

Dear Sirs,

**(1) PROPOSED PRIVATISATION OF SOUNDWILL HOLDINGS LIMITED
BY THE OFFEROR
BY WAY OF A SCHEME OF ARRANGEMENT
UNDER SECTION 99 OF THE COMPANIES ACT;
(2) PROPOSED WITHDRAWAL OF LISTING OF
SOUNDWILL HOLDINGS LIMITED;
AND
(3) PROPOSED SPECIAL DIVIDEND**

We refer to the composite scheme document jointly issued by the Company and the Offeror dated 30 April 2025 (the “**Scheme Document**”) in relation to the captioned matter. Capitalised terms used herein shall have the same meanings as those defined in the Scheme Document unless otherwise stated.

We hereby give our formal consent and confirm that we have given and have not withdrawn our written consent to the issue of the Scheme Document with the inclusion therein of our property valuation report as set out in the sections headed “Property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

We also consent to the Property Valuation Report and this letter being made available for inspection and display as described in the section headed “II. Documents on display” in Appendix III to the Scheme Document.

Yours faithfully,
for and on behalf of

Vincorn Consulting and Appraisal Limited



Vincent Cheung

BSc(Hons) MBA FHKIS FRICS R.P.S.(GP)

MCIREA MHKSI MISCM MHIREA FHKIoD

RICS Registered Valuer

Registered Real Estate Appraiser & Agent PRC

Managing Director