

**June Glory International Limited (the “Offeror”)**

Wickhams Cay II  
Road Town  
Tortola, VG1110  
British Virgin Islands

**Email:** grace.sm.lam@cushwake.com

**Direct Tel:** +852 2507 0784

**Direct Fax:** +852 2530 1562

**Our Ref:** LR-O-26019

GL/CJJ/OT/pcy

**Minmetals Land Limited (the “Company”)**

Victoria Place  
5th Floor, 31 Victoria Street  
Hamilton HM 10  
Bermuda

16 January 2026

Dear Sir/Madam,

**(1) PROPOSAL FOR THE PRIVATISATION OF MINMETALS LAND LIMITED BY THE OFFEROR BY WAY  
OF A SCHEME OF ARRANGEMENT UNDER SECTION 99 OF THE COMPANIES ACT  
(2) PROPOSED WITHDRAWAL OF LISTING**

We refer to the composite scheme document dated the even date jointly issued by the Offeror and the Company in relation to the captioned matter (the “**Scheme Document**”). Unless otherwise defined herein, terms used in this letter shall have the same meanings as defined in the Scheme Document.

We hereby give our consent and confirm that we have not withdrawn our consent to the issue of the Scheme Document with the inclusion therein of our property valuation report as set out in Appendix II to the Scheme Document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

We also hereby consent to the Property Valuation Report and this letter being made available for inspection as described in Appendix III to the Scheme Document.

Yours faithfully,

For and on behalf of

**Cushman & Wakefield Limited**



**Grace Lam**

Senior Director

Valuation & Advisory Services