

June Glory International Limited (the "Offeror")
Wickhams Cay II
Road Town
Tortola, VG1110
British Virgin Islands

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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We hereby give our consent and confirm that we have not withdrawn our consent to the issue of the Scheme Document with the inclusion therein of our property valuation report as set out in Appendix II to the Scheme Document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