

27 January 2026

The Board of Directors
China Castson 81 Finance Company Limited
Unit 18, 9th Floor, Block B
Focal Industrial Centre
21 Man Lok Street
Hunghom, Kowloon
Hong Kong

Our Ref : NK/PP251205L/A

Dear Sirs,

Re : China Castson 81 Finance Company Limited (the “Company”)

(I) PROPOSED RIGHTS ISSUE ON THE BASIS OF FIVE (5) RIGHTS SHARES FOR EVERY TWO (2) SHARES HELD ON THE RECORD DATE ON A NON-FULLY UNDERWRITTEN BASIS; (II) CONNECTED TRANSACTION IN RELATION TO THE UNDERWRITING AGREEMENT; (III) APPLICATION FOR WHITEWASH WAIVER; AND (IV) NOTICE OF SPECIAL GENERAL MEETING

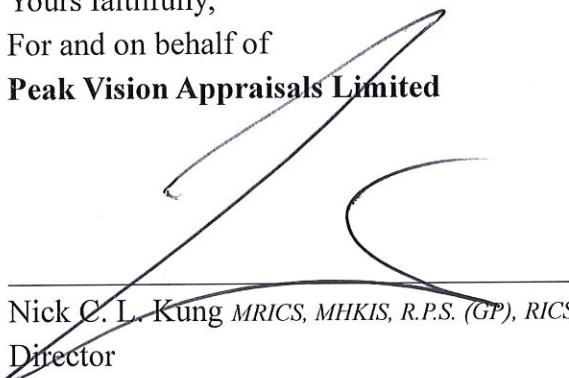
We refer to the circular of the Company and together with its subsidiaries, the “**Group**” dated 27 January 2026 (the “**Circular**”) in relation to the captioned transaction. Capitalised terms used herein shall have the same meanings as those defined in the Circular unless the context requires otherwise.

We hereby give our written consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion of our property valuation report dated 27 January 2026 and all references to our name, our logo and our property valuation report in the form and context in which they respectively appear in the Circular.

We further confirm that, as at the Latest Practicable Date, (i) we were not directly or indirectly, beneficially or otherwise interested in any share(s) in the Company or any member of the Group; (ii) we did not have any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for any securities in the Company or any member of the Group, (iii) we did not have any interest, either direct or indirect, in any assets which have been, since the date to which the latest published audited accounts of the Group were made up (i.e. 31 December 2024), acquired or disposed of by or leased to or are proposed to be acquired or disposed of by or leased to any member of the Group and (iv) we had not dealt in the securities of the Company in the period six months prior to the date of the announcement of the proposed acquisition.

We hereby consent to this letter and the property valuation report being made available for display as described in the Circular.

Yours faithfully,
For and on behalf of
Peak Vision Appraisals Limited



Nick C. L. Kung MRICS, MHKIS, R.P.S. (GP), RICS Registered Valuer, MCIREA
Director