

**Perfect Group International Holdings Limited**

Cricket Square

Hutchins Drive

P.O. Box 2681, Grand Cayman KY1-1111

Cayman Islands

**Immaculate Diamonds Limited**

Vistra Corporate Services Centre

Wickhams Cay II

Road Town, Tortola, VG1110

British Virgin Islands

18 September 2025

Dear Sirs,

**Perfect Group International Holdings Limited (the “Company”)**

**(1) PROPOSAL FOR THE PRIVATISATION OF PERFECT GROUP  
INTERNATIONAL HOLDINGS LIMITED BY THE OFFEROR BY WAY  
OF A SCHEME OF ARRANGEMENT UNDER SECTION 86 OF THE  
COMPANIES ACT OF THE CAYMAN ISLANDS**

**AND**

**(2) PROPOSED WITHDRAWAL OF LISTING**

We refer to the scheme document jointly issued by Immaculate Diamonds Limited (the “**Offeror**”) and the Company dated 18 September 2025 in relation to, among others, the captioned matters (the “**Scheme Document**”). Capitalised terms used herein shall have the same meanings as those defined in the Scheme Document, unless otherwise stated.

We, APAC Asset Valuation and Consulting Limited, as the independent property valuer of the Company, hereby confirm that we have not withdrawn our written consent to the issue of the Scheme Document with the inclusion of our valuation report or opinions or advice and the reference to our names included therein in the form and context in which they respectively appear in the Scheme Document.

We hereby confirm that we did not have any shareholding, directly or indirectly, in any member of the Company or the Company or the right (whether legally enforceable or

not) to subscribe for or to nominate persons to subscribe for securities in any member of the Company.

We also consent to this letter and the valuation report as set out in Appendix II to the Scheme Document being made available for display as described in Appendix III to the Scheme Document.

For and on behalf of

**APAC Asset Valuation and Consulting Limited**



Name: Joe Z.H. Zhang *MRICS*

Title: Associate Director