



APAC Asset Valuation and Consulting Limited

Unit 309, 3/F, Wing On Plaza, 62 Mody Road, Kowloon, Hong Kong

Tel: (852) 2357 0059

Fax: (852) 2951 0799

3 February 2026

The board of directors

Grace Wine Holdings Limited

Unit 2304, 23/F

Westlands Centre

20 Westlands Road

Quarry Bay, Hong Kong

Dear Sirs / Madams,

**MANDATORY UNCONDITIONAL CASH OFFERS BY
SOMERLEY CAPITAL LIMITED AND EDDID CAPITAL LIMITED
FOR AND ON BEHALF OF HILL VALLEY INVESTMENT CO LTD
TO ACQUIRE ALL THE ISSUED SHARES OF
GRACE WINE HOLDINGS LIMITED (OTHER THOSE SHARES
ALREADY OWNED AND/OR AGREED TO BE ACQUIRED BY
HILL VALLEY INVESTMENT CO LTD) AND TO CANCEL
ALL THE OUTSTANDING SHARE OPTIONS OF
GRACE WINE HOLDINGS LIMITED**

We refer to the composite document jointly issued by Grace Wine Holdings Limited and Hill Valley Investment Co Ltd dated 3 February 2026 (the “Composite Document”) in relation to, among other things, the captioned matters. Capitalised terms used herein shall have the same meanings as those defined in the Composite Document unless otherwise stated.

We, APAC Asset Valuation and Consulting Limited, as an independent property valuer to the Offeror in connection with the Offers, hereby confirm that we have given and have not withdrawn our written consent to the issue of the Composite Document with the inclusion of our advice and opinions and the references to our name, logo and qualifications in the form and context in which they respectively appear.

We also confirm that we have given and have not withdrawn our consent to this letter being made available for inspection as described in the section headed “13. DOCUMENTS AVAILABLE ON DISPLAY” in Appendix V to the Composite Document.

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Yours faithfully,

For and on behalf of
APAC Asset Valuation and Consulting Limited



Name: Joe Z.H. Zhang MRICS, Chartered Valuation Surveyor, CPA (Aust.), FRM

Position: Associate Director