

17 December 2025

The Board of Directors

Emperor International Holdings Limited
28th Floor, Emperor Group Centre,
No. 288 Hennessy Road,
Wanchai, Hong Kong

Dear Sirs,

**Re: Emperor International Holdings Limited (the “Company”) and its subsidiaries
(hereinafter together referred to as the “Group”)**

Very Substantial Disposal - Disposal of Property

We refer to the circular (the “Circular”) of the Company dated 17 December 2025 in relation to, among other things, very substantial disposal - disposal of property. Terms used herein shall have the same meanings as defined in the Circular unless stated otherwise.

We have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our valuation report or opinions or advice and references to our names, in the form and context in which they appear.

We further confirm that, as at the Latest Practicable Date, we did not have any shareholding, directly or indirectly, in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in any member of the Group.

We further confirm that, as at the Latest Practicable Date, we did not have any interest, directly or indirectly, in any assets which have been 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 since 31 March 2025, being the date to which the latest published audited consolidated financial statements of the Company were made up.

We also consent to this letter and the valuation report as set out in Appendix I to the Circular being made available for inspection as described in Appendix VI to the Circular.

Yours faithfully,

For and on behalf of
Vincorn Consulting and Appraisal Limited



Vincent Cheung

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RICS Registered Valuer

Registered Real Estate Appraiser & Agent PRC

Certified ESG Planner CEP®

Managing Director