

ALTUS CAPITAL LIMITED

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CM Hi-Tech Cleanroom Limited

5/F, Manulife Place
348 Kwun Tong Road
Kowloon
Hong Kong
Attn: Board of Directors

MayAir HK Holdings Limited

27/F, Alexandra House
18 Chater Road
Central
Hong Kong
Attn: Board of Directors

19 November 2024

**(1) PROPOSAL FOR THE PRIVATISATION OF
CM HI-TECH CLEANROOM LIMITED
BY MAYAIR HK HOLDINGS LIMITED
BY WAY OF A SCHEME OF ARRANGEMENT
(UNDER SECTION 86 OF THE COMPANIES ACT)
(2) PROPOSED WITHDRAWAL OF LISTING OF
CM HI-TECH CLEANROOM LIMITED
(3) SPECIAL DEAL RELATING TO ROLLOVER ARRANGEMENT**

We refer to the scheme document jointly issued by CM Hi-Tech Cleanroom Limited and MayAir HK Holdings Limited dated 19 November 2024 in relation to, among other things, the captioned matters (the “**Scheme Document**”). Capitalised terms used in this letter shall have the same meanings as those defined in the Scheme Document, unless the context requires otherwise.

We, Altus Capital Limited, as one of the joint financial advisers to the Offeror in connection with the Proposal, hereby confirm that we have given and have not withdrawn our written consent to the issue of the Scheme Document with the inclusion therein of the text of our letter, report or opinion (as the case may be), and the references to our name and/or letter and/or report and/or opinion in the form and context in which they are included.

We hereby further consent to, and confirm that we have not withdrawn our written consent to, this letter being made available for inspection as described in the section headed “10. Documents on Display” in Appendix II (General Information) to the Scheme Document.

Yours faithfully,

For and on behalf of
Altus Capital Limited

A handwritten signature in black ink, appearing to read 'Sean Pey Chang', written over a horizontal line.

Name: Sean Pey Chang
Title: Partner