

31 October 2024

The Sole Director

Hong Kong Yufengchang Co., Limited
Unit A on 20th Floor, Wang Cheong Building
No. 251 Reclamation Street, Kowloon
Hong Kong

The Board of Directors

Sun Kong Holdings Limited
Section C of Lot No.1345 in D.D.121
Yuen Long
New Territories
Hong Kong

Dear Sirs,

Re: Mandatory unconditional cash offer by Shenwan Hongyuan Capital (H.K.) Limited on behalf of Hong Kong Yufengchang Co., Limited (the “Offeror”) to acquire all the issued shares in Sun Kong Holdings Limited (the “Company”) (other than those already owned by and/or agreed to be acquired by the Offeror and parties acting in concert with it) (the “Offer”)

We, Alpha Financial Group Limited (“**Alpha Financial**”), refer to the composite document dated 31 October 2024 jointly issued by the Company and the Offeror in connection with the Offer (the “**Composite Document**”). Unless otherwise defined herein, capitalised terms used in this letter shall have the same meanings as those defined in the Composite Document.

We, as the Independent Financial Adviser to the Independent Board Committee and the Independent Shareholders, hereby consent and confirm that we have given and have not withdrawn our written consent to the issue of the Composite Document with the inclusion of our letters dated 31 October 2024 and/or references to our name, logo, qualifications and opinion in the form and context in which they respectively appear.

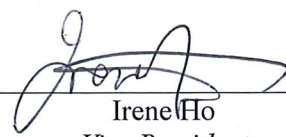
We further consent to this letter, the Letter from the Independent Financial Adviser and the Report from The Independent Financial Adviser on the Profit Estimate being made available for public inspection as described in the sub-section headed “9. DOCUMENTS ON DISPLAY” in Appendix III to the Composite Document.

Except as stated above, our said letter is not to be quoted or referred to, in whole or in part, nor shall our said letter or this consent letter be used for any other purposes, without our prior written consent.

Yours faithfully,
For and on behalf of
Alpha Financial Group Limited



Andrew Cheng
Managing Director



Irene Ho
Vice President

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