



Jones Lang LaSalle Property Consultants Pte Ltd
1 Paya Lebar Link #10-08
Paya Lebar Quarter Tower 2
Singapore 408533
Company Reg No. 198004794D CEA Licence No. L3007326E

11 April 2025

Goldlion Holdings Limited
7th floor, Goldlion Holdings Centre,
13–15 Yuen Shun Circuit,
Siu Lek Yuen,
Shatin, New Territories,
Hong Kong

Our Ref: KH:PKY:jr:250471

Attn: Board of Directors

Grand Sunny Limited
7th Floor, Goldlion Holdings Centre
13–15 Yuen Shun Circuit, Siu Lek Yuen
Shatin, New Territories
Hong Kong

Attn: The Sole Director

Dear Sirs,

**(1) PROPOSAL FOR THE PRIVATIZATION OF
GOLDLION HOLDINGS LIMITED BY THE OFFEROR BY WAY OF A SCHEME OF
ARRANGEMENT UNDER SECTION 673 OF THE COMPANIES ORDINANCE
AND
(2) PROPOSED WITHDRAWAL OF LISTING OF
GOLDLION HOLDINGS LIMITED**

We refer to the scheme document (the “**Scheme Document**”) in relation to the captioned subject dated 11 April 2025 jointly issued by Grand Sunny Limited and Goldlion Holdings Limited.

We hereby give our written consent and confirm that we have not withdrawn our written consent to the issue of the Scheme Document with the inclusion therein the text of our valuation report dated 11 April 2025 as set out in part B of Appendix II to the Scheme Document (the “**Property Valuation Report**”), and the references to our name, opinion and report in the form and context in which they respectively appear in the Scheme Document.

We hereby further consent to the Property Valuation Report and this letter being made available for display as described in the paragraph headed “14. *DOCUMENTS ON DISPLAY*” in Appendix III to the Scheme Document.

For and on behalf of
Jones Lang LaSalle Property Consultants Pte Ltd

Kamal Hamdi
B.Sc. (Est. Mgt.), MSISV
Appraiser Licence No: AD41-2006388F
Head of Value and Risk Advisory, Singapore