



Jones Lang LaSalle Corporate Appraisal and Advisory
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Company Licence No.: C-030171

仲量聯行企業評估及諮詢有限公司
香港英皇道979號太古坊一座7樓
電話 +852 2846 5000 傳真 +852 2169 6001
公司牌照號碼: C-030171

The Board of Directors
Golden Eagle Retail Group Limited
Unit 1206, 12th Floor,
Tower 2, Lippo Centre
89 Queensway
Hong Kong

Date: 23 August 2023

Dear Sirs,

Re: (1) PROPOSED PRIVATISATION OF GOLDEN EAGLE RETAIL GROUP LIMITED BY GOLDEN EAGLE RETAIL INVESTMENT LIMITED (THE "OFFEROR") BY WAY OF A SCHEME OF ARRANGEMENT UNDER SECTION 86 OF THE COMPANIES ACT; (2) PROPOSED WITHDRAWAL OF LISTING OF GOLDEN EAGLE RETAIL GROUP LIMITED (THE "COMPANY")

We refer to the composite scheme document dated 23 August 2023 jointly issued by the Company and the Offeror in connection with the captioned matter (the "Scheme Document"). Capitalised terms used herein shall have the same meaning as defined in the Scheme Document unless otherwise stated.

We hereby give our consent, and confirm that we have not withdrawn our written consent to the issue of the Scheme Document with the inclusion therein of our Property Valuation Report and reference to our name in the form and context in which they respectively appear.

We hereby confirm that, as of the Latest Practicable Date (as defined in the Scheme Document), we: (i) did not have any direct or indirect shareholding interest in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and (ii) had no interests, direct or indirect, in any assets which had been, since 31 December 2022, being the date of the latest published audited consolidated financial statements of the Company were made up, acquired or disposed of by or leased to any member



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of the Group, or were proposed to be acquired or disposed of by or leased to any member of the Group.

We also hereby consent to a copy of this letter, and our Property Valuation Report being made available for inspection as described in the section headed "DOCUMENTS AVAILABLE FOR INSPECTION" in Appendix III to the Scheme Document.

Yours faithfully,
for and on behalf of
Jones Lang LaSalle Corporate Appraisal and Advisory Limited

A handwritten signature in black ink, appearing to read "Eddie Yiu", is written over a horizontal line.

Eddie T.W. Yiu
MHKIS, MRICS, RPS(GP)
Senior Director