

24 August 2023

The Board of Directors

Chong Kin Group Holdings Limited
Room 6807–8, 68th Floor
Central Plaza, 18 Harbour Road
Wanchai, Hong Kong

Dear Sirs,

Re: Chong Kin Group Holdings Limited (the “Company”)

- 1) Conditional Share Buy-Back by Red Sun Capital Limited for And on Behalf of Chong Kin Group Holdings Limited to Buy Back Up To 120,000,000 Shares for Cancellation in Exchange for The Adjusted Kingdom Shares; and**
 - 2) Possible Major Transaction in Respect of The Disposal of The Entire Issued Share Capital of Kingdom Honour Holdings**
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We refer to the Offer Document (the “ Offer Document”) of the Company dated 24 August 2023 in relation to, among other things, 1) Conditional Share Buy-Back by Red Sun Capital Limited for And on Behalf of Chong Kin Group Holdings Limited to Buy Back Up To 120,000,000 Shares for Cancellation in Exchange for The Adjusted Kingdom Shares and 2) Possible Major Transaction in Respect of The Disposal of The Entire Issued Share Capital of Kingdom Honour Holdings. Terms used herein shall have the same meaning as defined in the Offer Document unless stated otherwise.

We have given and have not withdrawn our written consent to the issue of the Offer Document with the inclusion therein of our valuation reports or opinions or advice (as the case may be) and/or references to our name, opinions, valuation reports in the form and context in which they respectively appear.

We further confirm that, as at the Latest Practicable Date, we did not have any direct or indirect interest in any assets which had been, since 31 March 2023, being the date to which the latest published audited consolidated financial statements of the Group were made up acquired or disposed of by or leased to or were proposed to be acquired or disposed of by or leased to any member of the Group nor had any shareholding directly or indirectly, in any member of the Group nor any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group.

We also consent to this letter and the valuation reports as set out in Appendix IV and Appendix VII to the Circular being made available for display as described in the Circular.

Yours faithfully,

For and on behalf of
Vincorn Consulting and Appraisal Limited



Vincent Cheung

*BSc(Hons) MBA FRICS MHKIS RPS(GP) MCIREA
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