

The Board of Directors
Emperor Entertainment Hotel Limited
28th Floor, Emperor Group Centre
288 Hennessy Road
Wanchai, Hong Kong

21 November 2024

Dear Sirs,

Re: Emperor Entertainment Hotel Limited (the “Company”) and its subsidiaries (hereinafter together referred to as the “Group”)

Major Transaction Disposal of Entire Equity Interest in Target Company

We refer to the circular (the “Circular”) of the Company dated 21 November 2024 in relation to, among other things, major transaction disposal of entire equity interest in Target Company. Terms used herein shall have the same meanings as defined in the Circular unless stated otherwise.

We have given and have not withdrawn our written consent to the issue of the circular with the inclusion herein of our letter and report (as the case may be) and reference to its name, in the form and context in which it appears.

We did not have any shareholding in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in any member of the Group.

We did not have any interest, either directly or indirectly, in any assets which have been, since the date to which the latest published audited financial statements of the Company were made up (i.e. 31 March 2024), acquired or disposed of by or leased to or are proposed to be acquired or disposed of by or leased to any member of the Group.

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We also consent to this letter and the valuation report as set out in Appendix I to the Circular being made available for inspection as described in Appendix III to the Circular.

Yours sincerely
For and on behalf of
Knight Frank Petty Limited



Cyrus Fong

FRICS FHKIS RPS(GP) RICS Registered Valuer

Executive Director

Head of Valuation & Advisory, Greater China