



Graval Consulting Limited
Suites 2401-02, 24/F,
Shui On Centre, 6-8 Harbour Road,
Wanchai, Hong Kong

22 May 2026

The Board of Directors
South China Holdings Company Limited
36th Floor, The Centrium,
60 Wyndham Street, Central,
Hong Kong

Dear Sir,

Re : **Major Transaction in Relation to the Disposal of Land Use Right and Plant Building**

We refer to the circular of the Company dated 22 May 2026 (the "**Circular**") in respect of the captioned matter. Unless otherwise defined, terms defined in this letter shall have the same meanings as defined in the Circular.

We also refer to our report (the "**Report**") on the valuation of a land and the plant building (including all erections and facilities thereof) erected thereon located at No. 150 Xiekeng Road, Xiekeng Management Zone and Erkeng Area of Xiekeng Village, Qingxi Town, Dongguan City, Guangdong Province, the People's Republic of China as set out in Appendix II to the Circular. We hereby give, and confirm that we have not withdrawn, our written consent to: (i) the issue of the Circular with the inclusion of the Report and references therein to our name, address, logo and qualifications, in the form and context in which they respectively appear in the Circular; and (ii) the Report and this letter being made available for public inspection as described in the paragraph headed "**VALUATION REPORT**" in **APPENDIX II** to the Circular.

As at the Latest Practicable Date, we did not have any direct or indirect shareholding in any member of the Group and did not have any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group.

As at the Latest Practicable Date, we did not have any direct or indirect interests in any assets which have been, since 31 December 2025 (being the date to which the latest published audited financial statements of the Group were made up), acquired or disposed of by or leased to any member of the Group, or which are proposed to be acquired or disposed of by or leased to any member of the Group.

This consent applies regardless of whether the Circular or this letter is issued in hard copy or electronic format or both.

Yours faithfully,
For and on behalf of
Graval Consulting Limited

A handwritten signature in blue ink, appearing to be "Lawrence Chan Ka Wah", written over a faint grey line.

Sr Lawrence Chan Ka Wah
MRICS, MHKIS, R.P.S. (GP), MCIREA, RICS Registered Valuer
Partner