

Date: 21 January 2023

To: Eminence Enterprise Limited
7/F, Hong Kong Spinners Industrial Building, Block A, Phase 6
481-483 Castle Peak Road
Cheung Sha Wan, Kowloon, Hong Kong

Dear Sirs,

**Eminence Enterprise Limited (the "Company")
VERY SUBSTANTIAL ACQUISITION, CONNECTED TRANSACTION, ISSUE OF CONVERTIBLE NOTE
AND NOTICE OF THE EMINENCE SGM (THE "TRANSACTION")**

We refer to the circular issued by the Company (together with its respective subsidiaries, the "Group") dated 21 January 2023 in respect of the Transaction (the "Circular").

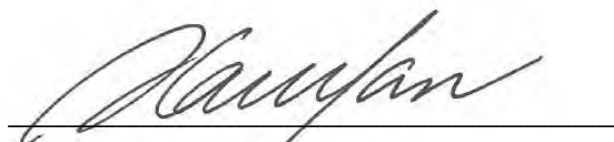
We hereby confirm that, as at the latest practicable date, we had no shareholding in any company in the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any company in the Group and had no direct or indirect interest in any assets acquired or disposed of by or leased to any member of the Group or is proposed to be acquired or disposed of by or leased to any member of the Group since 31 March 2022, being the date to which the latest published audited financial statements of the Company was made up.

Our confirmation herein shall remain valid during the entire course of our involvement in the said Transaction. We understand that you may rely on the confirmations provided in this letter in connection with the said Transaction. We undertake that if we subsequently become aware of information that affects our independence, we will promptly inform you in writing.

We hereby give and agree not to withdraw our consent to the issue of the Circular with the inclusion of the property valuation report issued by us to the Company dated 21 January 2023 (the "Report") and the reference to our name, logo, qualifications and the Report in the form and context in which they respectively appear. We also consent to the Report and this confirmation being made available for public inspection.

Yours faithfully,
For and on behalf of

Colliers International (Hong Kong) Limited



Stella Ho
BSSc (Hons) MSc MRICS MHKIS RPS (GP) MCIREA
Registered Real Estate Appraiser PRC
Executive Director
Valuation and Advisory Services

