

26 June 2026

The Board of Directors
Prosper Construction Holdings Limited
Rooms 03-08, 24/F,
Shui On Centre,
6-8 Harbour Road,
Wanchai, Hong Kong

Dear Sir,

**Re: RECTIFICATION OF A MAJOR ACQUISITION AND NOTICE OF EXTRAORDINARY
GENERAL MEETING**

We refer to the circular of the Company dated on 26 June 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 the Properties 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 We hereby give, and confirm that we have not withdrawn, our written consent to: (i) the issue of the Circular with the inclusion of the Report and references therein to our name, address, logo and qualifications,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 OF THE PROPERTIES**” 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
Royson Valuation Advisory Limited

A handwritten signature in black ink, appearing to be 'Amy W.S. Chan', written over a horizontal line.

Amy W.S. Chan
Director