

23 July 2026

The Board of Directors

WS-SK Target Group Limited
Room 1406-08, 14/F, Austin Tower,
No. 22 – 26, Austin Avenue, Tsimshatsui,
Kowloon, Hong Kong

Dear Sirs,

**Re: WS-SK Target Group Limited (the “Company”) and its subsidiaries
(hereinafter together referred to as the “Group”)**

Major Transaction – The Acquisition of the Land

We refer to the circular (the “Circular”) of the Company dated 23 July 2026 in relation to, among other things, the Acquisition. 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We have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our valuation report or opinions or advice and references to our names, in the form and context in which they appear.

We further confirm that, as at the Latest Practicable Date, we did not have any shareholding, directly or indirectly, in any member of the Group or the right (whether legally enforceable or not) to subscribe for any shares, convertible securities, warrants, options or derivatives which carry voting rights in any member of the Group.

We further confirm that, as at the Latest Practicable Date, we did not have any interest, directly or indirectly, in any assets which had been 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 since 31 May 2025, being the date to which the latest published audited consolidated financial statements of the Company were made up.

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 faithfully,

For and on behalf of
Laurelcap Sdn. Bhd.



Sr STANLEY TOH KIM SENG
BSc (Hons) Estate Management
MRISM, MRICS, MPEPS, MMIPFM, ICVS, MBVAM
Chartered Valuation Surveyor
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