

**Skyworth Group Limited**

Clarendon House  
2 Church Street  
Hamilton HM 11  
Bermuda

28 April 2025

Dear Sirs,

**CONDITIONAL CASH OFFER BY  
CLSA LIMITED ON BEHALF OF  
SKYWORTH GROUP LIMITED  
TO BUY-BACK UP TO 350,000,000 SHARES  
AT HK\$3.11 PER SHARE**

We refer to the offer document issued by Skyworth Group Limited dated 28 April 2025 in relation to, among other things, the captioned matters (the “**Offer Document**”). Capitalised terms used in this letter shall have the same meanings as those defined in the Offer Document, unless the context requires otherwise.

We, ValQuest Advisory (Hong Kong) Limited, as the professional property valuer of the Company, hereby confirm that we have given and have not withdrawn our written consent to the issue of the Offer Document with the inclusion therein of our opinions, our property valuation report dated 28 April 2025 (the “**Property Valuation Report**”) and the references to our name, opinions, logo and qualifications in the form and context in which they respectively appear in the Offer Document.

We hereby further consent to, and confirm that we have not withdrawn our consent to, the Property Valuation Report and this letter being made available for public inspection as described in the section headed “*Documents available for inspection*” in Appendix V to the Offer Document.

[Signature Page to Follow]

Yours faithfully,  
for and on behalf of  
**VALQUEST ADVISORY (HONG KONG)  
LIMITED**



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Name: Norris Z. Y. Nie,  
MCIREA MRICS MHKIS  
Position: *Managing Director*