



26 March 2021

The Board of Directors  
Easyknit International Holdings Limited  
7<sup>th</sup> Floor, Block A, Phase 6, Hong Kong Spinners Building  
481-483 Castle Peak Road  
Cheung Sha Wan  
Hong Kong

The Board of Directors  
Ace Winner Investment Limited  
7<sup>th</sup> Floor, Block A, Phase 6, Hong Kong Spinners Building  
481-483 Castle Peak Road  
Cheung Sha Wan  
Hong Kong

The Board of Directors  
Eminence Enterprise Limited  
7<sup>th</sup> Floor, Block A, Phase 6, Hong Kong Spinners Building  
481-483 Castle Peak Road  
Cheung Sha Wan  
Hong Kong

Dear Sirs and Madams,

**VOLUNTARY CONDITIONAL CASH OFFER BY ALTUS INVESTMENTS LIMITED FOR AND ON BEHALF OF THE OFFEROR, A WHOLLY-OWNED SUBSIDIARY OF EASYKNIT INTERNATIONAL HOLDINGS LIMITED FOR ALL ISSUED SHARES OF EMINENCE ENTERPRISE LIMITED (OTHER THAN THOSE ALREADY OWNED OR AGREED TO BE ACQUIRED BY THE OFFEROR AND PARTIES ACTING IN CONCERT WITH IT)**

We refer to the composite document issued jointly by Ace Winner Investment Limited and Eminence Enterprise Limited on 26 March 2021 (the “**Composite Document**”) relating to the captioned matter.

We hereby give our consent and confirm that we have not withdrawn our consent to the issuance of the Composite Document with the inclusion therein the property valuation report dated 26 March 2021 issued by us (the “**Report**”) and reference to our name in the form and context in which they respectively appear in the Composite Document. We hereby further consent to the Report and this letter being made available for public inspection as described in the Composite Document.

Yours faithfully,  
For and on behalf of  
Edmund Tie & Company (SEA) Pte. Ltd.

A handwritten signature in blue ink, appearing to read "Nicholas Cheng".

Nicholas Cheng  
Executive Director