

Ref.: J21149/R21149/TONKE-8305

26 November 2021

The Board of Directors
Tong Kee (Holding) Limited
Room 2502, 25/F
148 Electric Road
North Point, Hong Kong

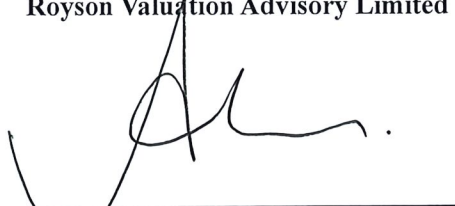
Dear Sirs or Madams

RE: (1) MAJOR TRANSACTION IN RELATION TO ACQUISITION OF THE ENTIRE EQUITY INTEREST IN THE TARGET COMPANY INVOLVING ISSUE OF CONSIDERATION SHARES UNDER SPECIFIC MANDATE; (2) PLACING OF NEW SHARES UNDER SPECIFIC MANDATE; AND (3) NOTICE OF EXTRAORDINARY GENERAL MEETING

We, Royson Valuation Advisory Limited, refer to the circular (the “**Circular**”) of Tong Kee (Holding) Limited (the “**Company**”, together with its subsidiaries as the “**Group**”) issued on 26 November 2021 in relation to the captioned matter. Terms used in this letter shall have the same meanings as those defined in the Circular unless the context requires otherwise. We hereby confirm the following, as at the Latest Practicable Date (i.e., 24 November 2021):

1. we have given and have not withdrawn our written consent to the issue of the Circular, with the inclusion of the references to our name and our valuation report on the entire equity interest in the business enterprise of Treasure Mark Global Limited as at the date of this letter in the form and context in which they are included;
2. we did not have any direct or indirect interest in any assets which have been, since 31 December 2020 (being the date which the latest published audited financial statements of the Company were made up) been acquired or disposed of by or leased to any member of the Group, or proposed to be acquired or disposed of by or leased to any member of the Group; and
3. we have no interest in any shares in any member of the Company nor do we have any right or option (whether legally enforceable or not) to subscribe for or nominate persons to subscribe for any shares in any member of the Group.

Yours faithfully,
For and on behalf of
Royson Valuation Advisory Limited



Amy W.S. Chan
Director