Our Reference: V24076/HCH/KLE

21 August 2026

The Board of Directors
Wai Yuen Tong Medicine Holdings Limited
Suite 3101, 31st Floor, Skyline Tower,
39 Wang Kwong Road,
Kowloon Bay,
Kowloon, Hong Kong

Dear Sirs/Madams,

Major Transaction in Relation to the Disposal of the Target Company (the "Transaction")

We hereby confirm that we have given and have not withdrawn our written consent to the issue of the circular of the Company dated 21 August 2026 ("**Circular**") in relation the Transaction with the inclusion of our report and all references thereto as set out in the Circular and references to our name in the form and context in which it appears in the Circular. Unless otherwise defined, all terms used herein shall have the same meaning as ascribed thereto in the Circular.

We also confirm that:-

1) 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 or to nominate persons to subscribe for securities in any member of the Group.

2) As at the Latest Practicable Date, we did not have any interest, direct or indirect, in any asset which had been acquired or disposed of by or leased to any member of the Group, or were proposed to be acquired or disposed of by or leased to any member of the Group since 31 March 2026, being the date to which the latest published audited consolidated financial statements of the Group were made up.

3) We are an independent property valuer.

Furthermore, we hereby give, and have not withdrawn, our consent to this letter and the documents referred to above being made available for inspection as described in the Circular.

Yours faithfully,
For and on behalf of
PSA (HK) Surveyors Limited

Harry C W Chan
FHKIS, MRICS, MCIREA, RPS(GP)
Managing Director
Valuation & Advisory Services