

BonVision International Appraisals Limited

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9 October 2026

The Board of Directors

AEON Stores (Hong Kong) Co., Limited

Units 07-11, 26/F, CDW Building,
388 Castle Peak Road, Tsuen Wan,
New Territories, Hong Kong

Dear Sirs/Madams,

RE: (1) VERY SUBSTANTIAL ACQUISITION IN RELATION TO THE NEW LEASE AND (2) NOTICE OF EXTRAORDINARY GENERAL MEETING

We refer to the circular of AEON Stores (Hong Kong) Co., Limited (the "**Company**") dated 9 October 2026 in respect of the captioned matters (the "**Circular**"). Capitalised terms used in this letter shall have the same meanings as defined in the Circular.

We hereby confirm that as at the Latest Practicable Date:

- (i) We have given and have not withdrawn our written consent to the issue of the Circular with the inclusion therein of references to our name and advice in the form and context in which they respectively appear;
- (ii) We did not have any shareholding in any member of the Company directly or indirectly or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Company; and

- (iii) We did not have any direct or indirect interests in any assets which have been, since 31 December 2025 (being the date to which the latest published audited consolidated financial statements of the Company were made up), acquired or disposed of by or leased to any member of the Company, or which are proposed to be acquired or disposed of by or leased to any member of the Company.

Yours faithfully,

For and on behalf of

BonVision International Appraisals Limited



Alex Ma
MHKIS MRICS RPS(GP) RICS Registered Valuer
Director of Property Valuation & Advisory