

23 July 2026

The Board of Directors
CCT Fortis Holdings Limited
Floor 26A, Fortis Tower
77-79 Gloucester Road, Hong Kong

Dear Sirs,

Re: Major Transaction in relation to Disposal of Property at Unit Nos. 01, 02, 03, 05, 06, 07, 08, 09 & 10 on 18/F of CCT Telecom Building, No. 11 Wo Shing Street, Shatin, New Territories, Hong Kong (the "Property")

We refer to the circular of CCT Fortis Holdings Limited (the "Company") dated 23 July 2026 (the "Circular") relating to the above matter.

We hereby confirm that we have given our written consent to the issue of the Circular with the inclusion therein of our valuation report and letter, and the references to our name, in the form and context in which they respectively appear. We also confirm that we have not withdrawn such consent as of the date hereof.

We further confirm that, as at the Latest Practicable Date as defined in the Circular, we:

- (i) had no direct or indirect shareholdings in any member of the Group (as defined in the Circular) 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; and
- (ii) had no interests, direct or indirect, in any assets which had 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 of member of the Group, or are proposed to be acquired or disposed of by or leased to any of member of the Group.

We acknowledge and confirm that we are an independent qualified valuer for the purposes of Rule 5.08 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited. We take no responsibility for any part of the Circular other than our valuation report and letter and the references to our name contained therein.

Yours faithfully,
For and on behalf of
PRUDENTIAL SURVEYORS (HONG KONG) LIMITED



Simon C.H. Liu
MBA, MRICS, MHKIS, RPS(GP), CIREA
Managing Partner, Corporate Advisory

