

30 January 2026

The Board of Directors  
**AEON Stores (Hong Kong) Co., Limited**  
Units 07-11, 26/F, CDW Building  
388 Castle Peak Road  
Tsuen Wan  
Hong Kong

**Re: AEON STORES (HONG KONG) CO., LIMITED (THE  
“COMPANY”) – MAJOR TRANSACTIONS IN RELATION TO THE  
TENANCY AGREEMENT AND THE WAREHOUSE AGREEMENT**

We refer to the circular issued by the Company on 30 January 2026 in connection with the captioned matter (the “**Circular**”). Capitalized terms used herein shall have the same meanings as those defined in the Circular, unless the context otherwise requires.

We, as an independent professional property valuer, hereby give and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion therein of our name, our qualifications, our opinion and our property valuation reports, the texts of which are set out in Appendix II to the Circular, including our letters and valuation certificates, in the form and context in which they are respectively included or appear in the Circular.

In addition, we confirm that as at the date hereof, that:

- (i) we do not have any direct or indirect interest in any assets which have 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 December 2024, being the date to which the latest published audited consolidated financial statements of the Company were made up; and
- (ii) we do not have any shareholding, directly or indirectly, in any member of the Group or right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group.



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Yours faithfully,  
For and on behalf of  
**Jones Lang LaSalle Corporate Appraisal and Advisory Limited**

A handwritten signature in black ink, appearing to read "Eddie T.W. Yiu", is written over a horizontal line.

**Eddie T.W. Yiu**  
MRICS, MHKIS, R.P.S. (GP)  
Senior Director