

29 April 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”) – POSSIBLE CONNECTED TRANSACTION AND VERY  
SUBSTANTIAL ACQUISITION IN RELATION TO THE ACQUISITION  
OF EQUITY INTERESTS IN AEON GD THROUGH PUBLIC TENDER**

We refer to the circular issued by the Company on 29 April 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We, as an independent professional valuer, hereby give and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion therein of our name, our qualifications, our opinion and our valuation reports, the texts of which are set out in Appendix V 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 this transaction with any member of the Group, since 31 December 2025, 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.



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

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke at the end, positioned above a horizontal line.

**Simon M.K. Chan**  
Executive Director