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14 March 2023

The Board of Directors

MODERN HEALTHCARE TECHNOLOGY HOLDINGS LIMITED

Workshops Nos.66-68,
6/F., Sino Industrial Plaza,
9 Kai Cheung Road,
Kowloon Bay, Kowloon,
Hong Kong

Dear Sirs,

**MAJOR AND CONTINUING CONNECTED TRANSACTIONS
AND
NOTICE OF EGM**

We refer to the circular dated 14 March 2023 (the “Circular”) of Modern Healthcare Technology Holdings Limited in connection with the captioned matter. Terms defined in the Circular shall have the same meanings when used in this letter.

We hereby give our consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion of our opinion and all references to our name and our opinion in the form and context in which they respectively appear in the Circular. We further consent to our valuation report issued in respect of the captioned matter and this consent letter being made available for public inspection as described in the paragraph headed “9. DOCUMENTS ON DISPLAY” in Appendix II to the Circular.

In addition, we hereby also confirm that:

- as at the Latest Practicable Date, we were not beneficially interested in the share capital of 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; and



- as at the Latest Practicable Date, we did not, directly or indirectly, have any interest in any assets which had since 31 March 2021 (being the date to which the latest published audited financial statements of the Company were made up) been acquired or disposed of by or leased to any member of the Group, or are proposed to be acquired or disposed of by or leased to any member of the Group.

Yours faithfully,
For and on behalf of
Roma Appraisals Limited



Frank F Wong
Director, Head of Property and Asset Valuation