



BonVision
宏 展 国 际

Ref: 1225/IT/RE1554

Room 1205-06, 12/F, Tai Yau Building,
181 Johnston Road, Wan Chai, Hong Kong
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13 March 2026

The Board of Directors
Modern Healthcare Technology Holdings Limited
Workshop Nos. 66-68, 6/F,
Sino Industrial Plaza,
9 Kai Cheung Road, Kowloon Bay,
Kowloon, Hong Kong

Dear Sirs/Madams,

RE: MAJOR AND CONTINUING CONNECTED TRANSACTIONS AND NOTICE OF EGM

We refer to the circular of Modern Healthcare Technology Holdings Limited (the "**Company**") dated 13 March 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We have given and confirm that we have not withdrawn our written consent to the issue of the Circular with the inclusion therein of references to our name and advice in the form and context in which they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 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 "8. DOCUMENTS ON DISPLAY" in Appendix II to the Circular.

We hereby confirm that as at the Latest Practicable Date:

- (i) We were not beneficially interested in the share capital of any member of the Group 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 Group; and



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

Yours faithfully,

For and on behalf of

BonVision International Appraisals Limited



Alex Ma

Director of Property Valuation & Advisory