



5 St. Helen's Place
London EC3A 6AB

+44 (0)20 3328 5656

info@allenbycapital.com
www.allenbycapital.com

STRICTLY PRIVATE AND CONFIDENTIAL

Aseana Properties Limited
c/o The RuMa Hotel KL Sdn Bhd
7 Jalan Kia Peng
50450 Kuala Lumpur
Malaysia

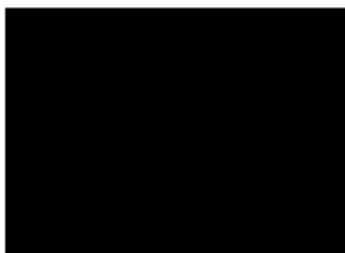
26 November 2025

Dear Sirs,

**PUBLICATION OF A RULE 9 WAIVER CIRCULAR (THE "RULE 9 WAIVER CIRCULAR") PURSUANT TO
THE CITY CODE ON TAKEOVERS AND MERGERS (THE "TAKEOVER CODE") IN CONNECTION WITH
THE ISSUE OF SHARES BY ASEANA PROPERTIES LIMITED (THE "NEW ORDINARY SHARES") TO
NEUCHATEL INVESTMENT HOLDINGS LIMITED**

Allenby Capital Limited hereby gives its consent to the inclusion in the Rule 9 Waiver Circular of references to its name in the form and context in which they appear.

Yours faithfully



For and on behalf of
Allenby Capital Limited