

Strictly Private and Confidential

The Directors
Trafalgar Property Group PLC
Chequers Barn, Chequers Hill
Bough Beech, Edenbridge
Kent TN8 7PD

16 April 2026

Dear Sirs and Madam,

Proposed subscription by ROI Capital Holdings International Corp. into Trafalgar Property Group PLC - Rule 9 Waiver Circular (“the Transaction”)

We refer to the circular to be published today by Trafalgar Property Group PLC in connection with the proposed Rule 9 waiver and the Transaction and hereby consent to the references to our name in the form and context in which they are included therein.

Yours faithfully,



Matt Davis
Partner
SPARK Advisory Partners Limited