

Our Ref.: 2025AS06613/CL

12 December 2025

The Board of Directors
Star Group Company Limited
Unit 603, 6/F, Tower I
Admiralty Centre
18 Harcourt Road
Admiralty
Hong Kong

Dear Sirs,

Re. Consent to issue of the Circular of Star Group Company Limited (the “Company”, together with its subsidiaries as the “Group”) in connection with the Major Transaction in Relation to Disposal of Property

We refer to the circular dated 12 December 2025 (the “Circular”) in connection with the Major Transaction in Relation to Disposal of Property.

We hereby give, and confirm that we have given and not withdrawn our consent to the issue of the Circular with the inclusion therein of our letter together with the valuation report relating to the property interests of the Group (collectively, the “Property Valuation Report”) and the references to our name, our logo, our letter, our opinion and our valuation, in the form and context in which they respectively appear in the Circular.

We confirm that as at 12 December 2025, we (a) did not have any shareholding in any member of the Group or any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in any member of the Group; and (b) did not have any interest, either directly or indirectly, in any assets which have been, since the date to which the latest published audited financial statements of the Company were made up (i.e. 31 December 2024), acquired or disposed of by or leased to or are proposed to be acquired or disposed of by or leased to any member of the Group.

We also hereby consent to the Property Valuation Report and this letter being made on display as described in Appendix II to the Circular.

Yours faithfully,
For and on behalf of
PRUDENTIAL SURVEYORS (HONG KONG) LIMITED



Ng Sai Hee
FHKIS R.P.S. (GP)
Chief Consultant