

27 February 2026

Star Group Asia Limited
Unit 603, 6/F, Tower I,
Admiralty Centre,
18 Harcourt Road,
Admiralty,
Hong Kong

Dear Sirs

Company : **Star Group Asia Limited (the “Company”)**
Stock Code : **1560**
Subject : **Major transaction in relation to disposal of properties**

We refer to the circular dated 27 February 2026 (the “Circular”) of the Company in connection with the captioned transaction. Capitalised terms used herein shall have the same meanings as those defined in the Circular.

We hereby give our consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion of our opinion, report and all references to our name and our opinion in the form and context in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 transaction and this consent letter being made available for public display as described in the section headed “VALUATION REPORT” in Appendix II to the Circular.

In addition, we hereby also confirm that:

- as at the Latest Practicable Date, we 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 securities in any member of the Group; and
- as at the Latest Practicable Date, we did not have any direct or indirect interest in any assets which have been, since 31 December 2024 (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 are proposed to be acquired or disposed of by or leased to any member of the Group.

Yours faithfully



Stella Ho

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