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17 June 2024

The Board of Directors

CHINA STAR ENTERTAINMENT LIMITED

Unit 3409
Shun Tak Centre, West Tower
168-200 Connaught Road Central,
Hong Kong

Dear Sirs,

**DISCLOSEABLE AND CONNECTED TRANSACTION
IN RELATION TO THE ACQUISITION OF RIGHTS
AND
NOTICE OF SPECIAL GENERAL MEETING**

We refer to the circular dated 17 June 2024 (the "Circular") of China Star Entertainment Limited (the "Company") in connection with the captioned matter. Terms defined in the Circular shall have the same meanings when used in this letter.

We hereby give our consent, and confirm that we have not withdrawn our consent, to the issue of the Circular with the inclusion of our opinion and all references to our name and our opinion in the form and context in which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 matter and this consent letter being made available for public inspection as described in the paragraph headed "7. DOCUMENTS ON DISPLAY" in Appendix I to the Circular.

In addition, we hereby also confirm that:

- as at the Latest Practicable Date, we were not beneficially interested in the share capital of any member of the Company or any of its subsidiaries or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Company or any of its subsidiaries ; and
- as at the Latest Practicable Date, we did not, directly or indirectly, have any interest in any assets which had since 31 December 2023 (being the date to which the latest published audited consolidated financial statements of the Company were made up) been acquired or disposed of by or leased to any member of the Company or any of its subsidiaries, or are proposed to be



acquired or disposed of by or leased to any member of the Company or any of its subsidiaries.

Yours faithfully,
For and on behalf of
Roma Appraisals Limited

Frank F Wong
Director, Head of Property and Asset Valuation