

Our Ref: 3/24/0221
(VAS/AA/MW/ay)

17 June 2024

The Directors
China Star Entertainment Limited
Unit 3409 Shun Tak Centre,
West Tower, 168-200 Connaught Road Central,
Hong Kong

Re: Property valuation of a proposed development site located at Terreno junto à Avenida Doutor Stanley Ho Baía da Praia Grande, Zona C, Lote C7, Macau

We, Jones Lang LaSalle Limited, refer to the circular issued by China Star Entertainment Limited (the “**Company**”) dated 17 June 2024 in relation to a circular of Disclosable and Connection Transaction in Relation to the Acquisition of Rights and Notice of Special General Meeting (the “**Circular**”). Unless otherwise specified, capitalised terms used herein shall have the same meaning 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We hereby give our consent, and confirm that we have not withdrawn our consent, to the issue of the Circular, the inclusion of our name, our letter and valuation certificate in connection with our valuation of the property interest of the Company as set out in Appendix III of the Circular, and all references to our name in the form and context in which they appear therein.

We also confirm that as at the Latest Practicable Date:

- (i) we were not interested in the share capital in any member of the Group nor did we have the 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
- (ii) we do not have any direct or indirect interests in any assets which have since 31 December 2023 (being the date to which the latest published audited consolidated financial statements of the Group were made up) been acquired or disposed of by or leased to any member of the Group, or were proposed to be acquired or disposed of by or leased to any member of the Group.

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Certificate No.: CC 568

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We further give our consent for our valuation report (in English only) and this letter being made available and published as described in Appendix I of the Circular.

Yours faithfully
For and on behalf of
Jones Lang LaSalle Limited



Au Kin Keung, Alkan
BA (Hons), MHKIS, MRICS, RPS (GP)
Senior Director
Licence No.: E-181955