RAVIA GLOBAL APPRAISAL ADVISORY LIMITED

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Our Ref: EN/260905BV

27 November 2026

The Board of Directors
Star Shine Holdings Group Limited
Unit C, 21/F
Lee & Man Commercial Center
169 Electric Road
North Point, Hong Kong

Dear Sirs,

Re: DISCLOSEABLE AND CONNECTED TRANSACTION OF STAR SHINE HOLDINGS GROUP LIMITED (THE "COMPANY") IN RELATION TO THE DISPOSAL OF THE SALE SHARE AND ASSIGNMENT OF THE SALE LOAN OF CIRCLE TIME LIMITED ("CIRCLE TIME")

We, Ravia Global Appraisal Advisory Limited, acting as the independent valuer of the Company, refer to the circular of the Company dated 27 November 2026 (the "Circular") in relation to the captioned matter. Terms used in this letter shall have the same meanings as those defined in the Circular unless the context requires otherwise. We hereby confirm the followings:

1. We hereby consent to, and confirm that we have given and have not withdrawn our written consent to, the issue of the Circular with the inclusion of our valuation report and references to our name in the form and context in which they respectively appear.

2. As at the Latest Practicable Date, we did not have (i) any beneficial shareholding in any member of Company together with its subsidiaries (the "Group") or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and (ii) any direct or indirect interest in any assets which have since 31 December 2025 (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 Group, or were proposed to be acquired or disposed of by or leased to any member of the Group.

3. We further consent to (i) our valuation report of the Disposal Group, the text of which is set out in Appendix I to the Circular; and (ii) a copy of this letter being made available as documents on display as described in the section headed "12. Documents Available on Display" in Appendix II to the Circular.

Yours faithfully,
For and on behalf of
RAVIA GLOBAL APPRAISAL ADVISORY LIMITED

Elvis Ng
Director