

HG Appraisal & Consulting Ltd.
Unit 2905, 29/F,
Dah Sing Financial Centre,
248 Queen's Road East,
Wanchai,
Hong Kong



Date: 22 July 2026

The Directors
AMS Public Transport Holdings Limited
12/F, Abba Commercial Building,
223 Aberdeen Main Road,
Hong Kong.

Dear Sirs / Madams,

RE: CONTINUING CONNECTED TRANSACTIONS – MINIBUS LEASING AGREEMENT

We refer to the circular of your Company dated 22 July 2026, regarding “CONTINUING CONNECTED TRANSACTIONS – MINIBUS LEASING AGREEMENT” (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We hereby give our consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion therein of our name and our report (our reference no.: VR2195-2026), in the form and context in which they respectively appear.

Yours faithfully,

For and on behalf of

HG APPRAISAL & CONSULTING LTD.

A handwritten signature in black ink, appearing to be 'Raymond Ho Kai Kwong', written over a horizontal line.

Raymond Ho Kai Kwong
Registered Professional Surveyor
MRICS, MHKIS, MSc(e-com)
China Real Estate Appraiser
Managing Director