

**PRIVATE AND CONFIDENTIAL**

Date: 7th October 2024

The Board of Directors  
China Motor Bus Company Limited  
2606-08, 26/F, Island Place Tower  
510 King's Road North Point  
Hong Kong

Dear Sirs,

**Re: MAJOR TRANSACTION IN RELATION TO THE DISPOSAL OF PROPERTY  
IN LONDON**

We, Avison Young (UK) Limited, acting as the independent valuer of China Motor Bus Company Limited (the “**Company**”), refer to the circular of the Company dated 7 October 2024 (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 We hereby consent to, and confirm that we have given and have not withdrawn our written consent to, the issue of the Circular with the inclusion of the texts of our valuation report and references to our name in the form and context in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 shareholding, directly or indirectly, in any member of the Company or any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Company; and (ii) any direct or indirect interest in any assets which have been, since 30 June 2023 (being the date to which the latest published audited accounts of the Company were made up), acquired or disposed of by or leased to any member of the Company, or are proposed to be acquired or disposed of by or leased to any member of the Company.
3. We further consent to (i) our valuation report of the property in London, the text of which is set out in Appendix II to the Circular; and (ii) a copy of this letter being made available as documents on display as described in the section headed “DOCUMENTS ON DISPLAY” in Appendix III to the Circular.

Yours faithfully,  
For and on behalf of  
Avison Young (UK) Limited



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Name: Robert Baldwin  
Title: Principal