

The Board of Directors
Universal Health International Group Holding Limited
Room 2404, 24th Floor, World-Wide House,
19 Des Voeux Road Central,
Hong Kong

24 December 2024

Dear Sirs,

Universal Health International Group Holding Limited (the “Company”)
Major transaction in relation to the disposal of 43.78% equity interest in Jilin Jintian Universal Health Capsules Limited (the “Target Company”)

We refer to the Company's circular to be dated 24 December 2024 (the “Circular”) in relation to the captioned matter.

We hereby give our consent to (i) the issue of the Circular with the inclusion of, if necessary, our valuation report dated 22 November 2024 regarding the Target Company (the “Valuation Report”), and our property valuation report dated 23 December 2024 (the “Property Valuation Report”) and the reference to our name in such for and context as appeared in the Circular, and (ii) the publishing of the Valuation Report, the Property Valuation Report and this letter of consent on the websites of The Stock Exchange of Hong Kong Limited and the Company as mentioned in the Circular.

Yours faithfully,
For and on behalf of
Asia-Pacific Consulting and Appraisal Limited



Jack W. J. Li
CFA, MRICS, MBA
Partner



David G.D Cheng
MRICS
Partner