



Peak Vision
Appraisals Limited

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27 December 2024

The Board of Directors
Blue River Holdings Limited
31st Floor
China United Centre
28 Marble Road
North Point
Hong Kong

Our Ref : NK/PP241106L/A

Dear Sirs,

Blue River Holdings Limited (the “Company”) and its subsidiaries (hereinafter collectively referred to as the “Group”)

**MAJOR TRANSACTION IN RELATION TO DISPOSAL OF PROPERTY AND
NOTICE OF SPECIAL GENERAL MEETING**

We refer to the circular of the Company dated 27 December 2024 (the “**Circular**”) in relation to the captioned transaction. Capitalised terms used herein shall have the same meanings as those defined in the Circular unless the context requires otherwise.

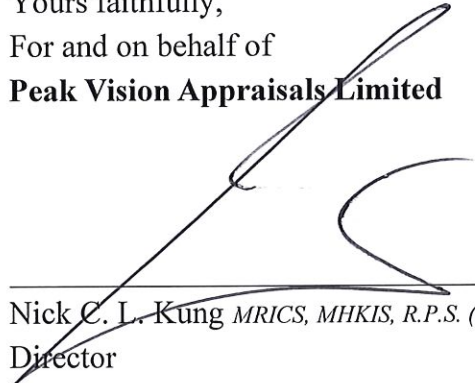
We hereby confirm that we have given, and have not withdrawn, our written consent to the issue of the Circular with the inclusion therein of our property valuation report dated 27 December 2024 (the “**Property Valuation Report**”) and the reference to our name, logo and qualification in the form and context in which they respectively appear.

We further confirm that, as at the Latest Practicable Date,

- (1) we did not have any shareholding, directly or indirectly, in any member of the Group or any right, whether legally enforceable or not, to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
- (2) we did not have any direct or indirect interest in any assets which had been, since 31 March 2024 (being the date to which the latest published audited accounts of the Group were made up), acquired or disposed of by or leased to any member of the Group, or are proposed to be acquired or disposed of by or leased to any member of the Group.

We also hereby consent to the Property Valuation Report as set out in Appendix II to the Circular and this letter being made available for public inspection as described in the paragraph headed “10. Documents on Display” in Appendix III to the Circular.

Yours faithfully,
For and on behalf of
Peak Vision Appraisals Limited



Nick C. L. Kung *MRICS, MHKIS, R.P.S. (GP), RICS Registered Valuer, MCIREA*
Director