

16 January 2025

The Board of Directors
E-Star Commercial Management Company Limited
32nd Floor, Building A Galaxy World 1 Yabao Road Longgang District,
Shenzhen Guangdong Province, PRC

Dear Sirs and Mesdames,

CONNECTED TRANSACTION

PROPOSED AMENDMENTS TO THE DEED OF NON-COMPETITION

We refer to the circular issued by E-Star Commercial Management Company Limited (the “**Company**”) on 16 January 2025 (the “**Circular**”) in relation to the captioned matter. Capitalised terms used herein should have the same meanings as those defined in the Circular.

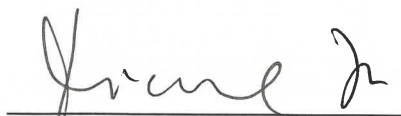
We hereby consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion of our letter (the “**IFA Letter**”) and references of our name in the Circular in the form and context in which they are included.

We also confirm that as at the Latest Practicable Date:

- (i) we did not have any shareholding, direct or indirect, in any member of 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;
- (ii) we did not have any interest, direct or indirect, in any assets which have been, since 31 December 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 Group, or were proposed to be acquired or disposed of by or leased to any member of the Group.

We confirm that the IFA Letter is given as at the date of the Circular for incorporation therein and we consent to the IFA Letter and this letter being made available for display as described in the Appendix to the Circular.

Yours faithfully,
For and on behalf of
Maxa Capital Limited



Michael Fok
Managing Director