

AP APPRAISALS LIMITED

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AP Appraisals Limited
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20 August 2025

The Board of Directors

Amuse Group Holding Limited

Flat B-E, 33/F, Plaza 88,
No. 88 Yeung Uk Road,
Tsuen Wan, N.T., Hong Kong

Dear Sir/ Madam,

Re: Consent to the Issue of the Circular in connection with the major and connected transaction of disposal of property located at Flact C, 59TH Floor, Tower 2, The Dynasty, No. 18 Yeung Uk Road, Tsuen Wan, New Territories, Hong Kong (the "Property")

We refer to the Circular of Amuse Group Holding Limited (the "Company") dated 20 August 2025 in connection with the major and connected transaction of disposal of the Property (the "Circular"). Unless otherwise defined, capitalized terms used herein shall have the same meanings as those defined in the Circular.

We hereby give, and confirm that we have not withdrawn, our consent to (i) the issue of the Circular; (ii) the inclusion of all references to the reports prepared by us and any information extracted therefrom; and (iii) the inclusion of all references to our name and opinions in the Circular, in the form and context in which they are respectively included.

We hereby consent to a copy of this letter and our reports being made available on display in the Circular.

As at the Latest Practicable Date, we did not have (i) any shareholding 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 (ii) any interests, direct or indirect, in any assets 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 which had been since 31 March 2025 (being the date to which the latest published audited financial statements of the Group were made up).

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Yours faithfully,

For and on behalf of

AP Appraisals Limited



Name: Paul Hung

Title: Director