

30 September 2025

The Board of Directors

Guangdong – Hong Kong Greater Bay Area Holdings Limited

Unit 916, 9/F, China Merchants Tower

Shun Tak Centre, 168-200 Connaught Road, Central

Hong Kong

Dear Sirs,

Re: Guangdong – Hong Kong Greater Bay Area Holdings Limited (the “Company”)

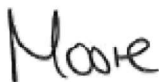
We refer to the circular (the “Circular”) to be issued by the Company as at 30 September 2025 regarding a major transaction in relation to the acquisition of 100% equity interest of Wisdom Knight Holdings Limited (BVI) (the “Target”, together with its subsidiary, the “Target Group”) for the Company’s transaction reference purposes. Unless otherwise defined herein, terms defined in the Circular shall have the same meanings as in this letter.

We, Moore Transaction Services Limited of 1013, North Tower, World Finance Centre, Harbour City, 19 Canton Road, Tsimshatsui, Kowloon, Hong Kong do hereby consent to, and we have not withdrawn our written consent to the issue of the Circular with the inclusion therein of:

- a. Our name (including our qualification) and our valuation report on the market value of the 100% equity interest of the Target dated 30 September 2025 in Appendix V of the Circular and all references to our name (including our qualification) and our said valuation report in the form and context in which they appear in the Circular;
- b. We hereby certify that we (including our subsidiaries) do not have any shareholding, directly or indirectly, in any member of the Company and its subsidiaries (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;
- c. We hereby certify that we (including our subsidiaries) do not have any direct or indirect interest in any asset which has been acquired, or disposed of by, or leased to, or was proposed to be acquired, or disposed of by, or leased to any member of the Group since 31 December 2024, the date to which the latest published audited financial statement of the Group was made up; and
- d. We hereby certify that we are independent of the Company and we have neither present nor prospective interests in the Company or its subsidiaries or associated companies or the value reported. In addition, the directors of Moore Transaction Services Limited are not officers or servants or proposed directors of the Company or any of the subsidiaries or the holding companies of the Company.

Yours faithfully,

For and on behalf of

Moore Transaction Services Limited

Kenneth Ma
Managing Director

30 September 2025

The Board of Directors

Guangdong – Hong Kong Greater Bay Area Holdings Limited

Unit 916, 9/F, China Merchants Tower

Shun Tak Centre, 168-200 Connaught Road, Central

Hong Kong

Dear Sirs,

Re: Guangdong – Hong Kong Greater Bay Area Holdings Limited (the “Company”, together with its subsidiaries, and/or associates, the “Group”)

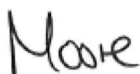
We refer to the circular (the “Circular”) to be issued by the Company as at 30 September 2025 regarding a major transaction in relation to the acquisition of 100% equity interest of Wisdom Knight Holdings Limited (BVI) (the “Target”, together with its subsidiary, the “Target Group”) for the Company’s transaction reference purposes. Unless otherwise defined herein, terms defined in the Circular shall have the same meanings as in this letter.

We, Moore Transaction Services Limited of 1013, North Tower, World Finance Centre, Harbour City, 19 Canton Road, Tsimshatsui, Kowloon, Hong Kong do hereby consent to, and we have not withdrawn our written consent to the issue of the Circular with the inclusion therein of:

- a. Our name (including our qualification) and our property valuation report on the market value of the all property interest in the People’s Republic of China (“PRC”) and Thailand held by the Group dated 30 September 2025 in Appendix IX of the Circular and all references to our name (including our qualification) and our said valuation report in the form and context in which they appear in the Circular;
- b. We hereby certify that we (including our subsidiaries) do not have any shareholding, directly or indirectly, in any member of the Company and its subsidiaries (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;
- c. We hereby certify that we (including our subsidiaries) do not have any direct or indirect interest in any asset which has been acquired, or disposed of by, or leased to, or was proposed to be acquired, or disposed of by, or leased to any member of the Group since 31 December 2024, the date to which the latest published audited financial statement of the Group was made up; and
- d. We hereby certify that we are independent of the Company and we have neither present nor prospective interests in the Company or its subsidiaries or associated companies or the value reported. In addition, the directors of Moore Transaction Services Limited are not officers or servants or proposed directors of the Company or any of the subsidiaries or the holding companies of the Company.

Yours faithfully,

For and on behalf of

Moore Transaction Services Limited

Kenneth Ma
Managing Director