



Asset Appraisal Limited

中誠達資產評值顧問有限公司

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Our Ref : AAL/11214/24

Date : 26 July 2024

The Board of Directors
ITC Properties Group Limited
30/F., Bank of America Tower
12 Harcourt Road
Central
Hong Kong

Dear Sirs,

CIRCULAR ON MAJOR TRANSACTION IN RELATION TO DISPOSAL OF PROPERTY

We, Asset Appraisal Limited, refer to the circular of **ITC Properties Group Limited** (the “Company”) dated **26 July 2024** (the “Circular”) in relation to the captioned matter. Terms used in this letter shall have the same meanings as those defined in the Circular unless the context requires otherwise.

We hereby confirm that we:

- (i) have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our valuation report and the reference to our name in the form and context in which they respectively appear;
- (ii) had no shareholding, directly or indirectly, 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;
- (iii) had no 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 Company were made up), (i) acquired or disposed of by; or (ii) leased to; or (iii) proposed to be acquired or disposed of by; or (iv) leased to, any member of the Group; and
- (iv) have given and have not withdrawn our written consent to a copy of this letter and our valuation report being made available for public inspection in accordance with Appendix III to the Circular.

Yours faithfully,
For and on behalf of
Asset Appraisal Limited

Sandra S.W. Lau
Director