

13 December 2024

The Board of Directors
SCE Intelligent Commercial Management Holdings Limited
Room 2801, Hysan Place
500 Hennessy Road
Causeway Bay
Hong Kong

Dear Sirs and Mesdames,

**MAJOR AND CONNECTED TRANSACTION
RENEWAL OF LOAN TO A CONNECTED PERSON**

We refer to the circular issued by SCE Intelligent Commercial Management Holdings Limited (the “Company”) on 13 December 2024 (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We hereby consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion of our letter and references of our name in the Circular in the form and context in which they are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 had no direct or indirect interests in any assets which has been acquired or disposed of by or leased to any member of the Group since 31 December 2023 (the date to which the latest published audited consolidated financial statements of the Group were made up) or proposed to be so acquired, disposed of or leased to any member of the Group; and
- (ii) we had no shareholding in the Company or any other member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in the Company or any other member of the Group.

Yours faithfully,
For and on behalf of
Maxa Capital Limited



Sammy Leung
Managing Director