



January 17, 2025

Our Ref: Ryan Letter

ITC Properties Group Limited
30/F, Bank of America Tower
No. 12 Harcourt Road
Central, Hong Kong

Attention: To Whomever it May Concern

Re: **MAJOR TRANSACTION IN RELATION TO THE DISPOSAL OF 10% INTERESTS IN, AND LOAN RECEIVABLES FROM,
THE LIMITED PARTNERSHIPS AND THE DISPOSAL OF 10% INTEREST IN ASSETS BUILDER
1444 ALBERNI STREET & 740 NICOLA STREET**

I refer to the circular of the Company dated 17 January 2025 ("Circular") in relation to the captioned matter. Unless the context otherwise requires, terms used herein shall have the same meaning as those in the Circular.

I hereby give my consent and confirm that I have not withdrawn my written consent, to the issue of the Circular with the inclusion of my valuation report set out in the Circular and all references to my name and valuation report in the form and context in which they respectively appear in the Circular.

I further confirm that, as at the Latest Practicable Date, I did not have any shareholding interest in any member of the Group or the right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for any securities in any member of the Group and I was not interested, directly or indirectly, in any assets which have been acquired or disposed of by or leased to any member of the Group, or which are proposed to be acquired or disposed of by or leased to any member of the Group.

I hereby consent to this letter and copy of my valuation report being made available for display on the Stock Exchange' s website and the Company' s website as described in Appendix II to the Circular.

Yours faithfully
For and on behalf of
Ryan ULC

A handwritten signature in black ink, appearing to read "Ryan H. Wong", with a stylized flourish at the end.

Ryan H. Wong
B.Comm, AACI, P.App
Director, Valuation
AIC Membership # 901127
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