

27 March 2025

The Board of Directors
Rykadan Capital Limited
Rooms 2701 & 2801
Rykadan Capital Tower
135 Hoi Bun Road
Kwun Tong, Kowloon
Hong Kong

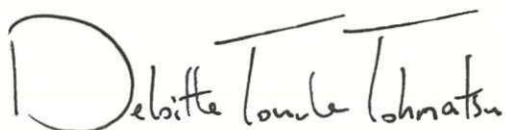
Dear Sirs,

We refer to the circular dated 27 March 2025 (the "Circular") issued by Rykadan Capital Limited (the "Company") in connection with the very substantial disposal in relation to disposal of properties, a copy of which is attached and initialed by us on its front cover for the purpose of identification.

We hereby consent to the inclusion of our independent reporting accountants' assurance report on the compilation of unaudited pro forma financial information of the Company and its subsidiaries (the "Group") dated 27 March 2025 in the Circular, and the references to our name in the form and context in which they are included.

We hereby consent to the incorporation by reference of our review report on the unaudited profit and loss statements on the identifiable net income stream of the revenue-generating properties for each of the years ended 31 March 2022, 2023 and 2024, the six months ended 30 September 2024 and its comparative figures for the six months ended 30 September 2023 in the Circular, and the references to our name in the form and context in which they are included.

Yours faithfully,

A handwritten signature in black ink that reads "Deloitte Touche Tohmatsu". The signature is written in a cursive, flowing style.