



14 May 2025

Landsea Green Life Service Co., Ltd.
Unit 407
8 Queen's Road East
Wanchai, Hong Kong

Attention: The Board of Directors

Dear Sirs,

Landsea Green Life Service Co., Ltd. (the “Company”, together with its subsidiaries, the “Group”)

**PROPOSED MANDATE IN RELATION TO
THE MAJOR AND CONNECTED TRANSACTION
IN RESPECT OF
THE POSSIBLE ACQUISITION OF PROPERTIES
BY JUDICIAL AUCTION**

We refer to the circular of the Company dated 14 May 2025 in connection with the captioned matter (the “Circular”). Capitalised terms used herein shall have the same meanings as defined in the Circular unless otherwise stated.

We hereby give our consent and confirm that we have not withdrawn our consent to the issue of the Circular with the inclusion of our letter and the references to our name and statements in the form and context in which it is included.

We further confirm that, as at the Latest Practicable Date:

- (a) we had no interest in any share(s), directly or indirectly, in any member of the Group and did not have any right (whether legally enforceable or not) to subscribe for or to nominate persons to subscribe for securities in any member of the Group; and
- (b) we did not have any direct or indirect interest in any assets which had been acquired, disposed of by, or leased to any member of the Group, or are 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 audited financial statements of the Group was made up.

We further consent to this letter to be made available by the Company for inspection on the Stock Exchange's website and the Company's website in the manner set out in the section headed "12. DOCUMENTS ON DISPLAY" under Appendix V to the Circular.

Yours faithfully,

For and on behalf of
Ignite Capital (Asia Pacific) Limited

A handwritten signature in black ink, appearing to be 'A. Cheung', is written over a horizontal line.

Name: Andrew Cheung
Title: Managing Director