



利駿行測量師有限公司
LCH (Asia-Pacific) Surveyors Limited
PROFESSIONAL SURVEYOR
PLANT AND MACHINERY VALUER
BUSINESS & FINANCIAL ASSETS VALUER

9 July 2024

The Board of Directors
i-Control Holdings Limited
Units A and B, 12th Floor
MG Tower
No. 133 Hoi Bun Road
Kwun Tong, Kowloon
Hong Kong

Dear Sirs/ Madams,

Composite Document in relation to Mandatory Unconditional Cash Offers by Diligent Capital Limited and Red Sun Capital Limited for and on behalf of the Offeror for all the issued shares in i-Control Holdings Limited (other than those already owned or agreed to be acquired by the Offeror and parties acting in concert with it) and for the cancellation of all outstanding options of i-Control Holdings Limited

We refer to the composite document (the "Composite Document") jointly issued by the Offeror and the Company dated 9 July 2024 in respect of the captioned matters. Unless the context defines otherwise, capitalised terms used in this letter shall have the same meanings as defined in the Composite Document.

We hereby give our consent, and confirm that we have not withdrawn our written consent, to the issue of the Composite Document with the inclusion of our property valuation report (which includes letter, summary of values and properties particulars) and references to our name in the form and context in which they are respectively included in the Composite Document.

We also consent to this letter and our property valuation report being made available for public display on the websites of the Stock Exchange, the SFC and the Company as described in the section headed "12. DOCUMENTS AVAILABLE ON DISPLAY" in Appendix IV to the Composite Document.

Yours sincerely,
For and on behalf of
LCH (Asia-Pacific) Surveyors Limited

Ng Hung Mui
Executive Director