

10 November 2021

Lee Hing (2021) Limited
(formerly known as Classic Prestige Limited)
Vistra Corporate Services Centre
Wickhams Cay II
Road Town
Tortola, VG1110
British Virgin Islands

Dear Sirs

**(I) THE VOLUNTARY CONDITIONAL CASH OFFER, WITH AN
ALTERNATIVE TO RECEIVE SHARES IN LEE HING (2021) LIMITED
(FORMERLY KNOWN AS CLASSIC PRESTIGE LIMITED),
BY KINGKEY SECURITIES GROUP LIMITED
ON BEHALF OF
LEE HING (2021) LIMITED
(FORMERLY KNOWN AS CLASSIC PRESTIGE LIMITED)
TO ACQUIRE ALL THE ISSUED SHARES OF
LEE HING DEVELOPMENT LIMITED
AND
(II) POSSIBLE PRIVATISATION**

We hereby consent to the issue of the composite offer and response document (the “**Composite Document**”) dated 10 November 2021 jointly issued by Lee Hing (2021) Limited (formerly known as Classic Prestige Limited) and Lee Hing Development Limited in connection with, among others, the above matters with the references to our name and our estimate of value of Offeror Shares (the “**Estimate of Value**”) as set out in Appendix IV to the Composite Document, in the form and context in which they respectively appear.

We hereby further consent to the Estimate of Value and this letter being made available for public inspection as described in Appendix VI to the Composite Document.

We hereby confirm that we are not beneficially interested in the share capital of any member of the Group (as defined in the Composite Document); nor do we 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.

Yours faithfully
For and on behalf of
INCUB Corporate Finance Limited



Giña Leung
Managing Director