

25 October 2023

**The Board of Directors**

DL Holdings Group Limited  
Unit 2902, Vertical Square,  
28 Heung Yip Road  
Wong Chuk Hang, Hong Kong

Dear Sirs,

**Re: DL Holdings Group Limited (the “Company”)**

**1) Discloseable and connected transaction in relation to acquisition of remaining equity interest in DL Family Office (HK) Limited involving the issue of promissory note**

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We refer to the circular (the “Circular”) of the Company dated 25 October 2023 in relation to, among other things, 1) Discloseable and connected transaction in relation to acquisition of remaining equity interest in DL Family Office (HK) Limited involving the issue of promissory note. Terms used herein shall have the same meaning as defined in the Circular unless stated otherwise.

We have given and have not withdrawn our written consent to the issue of the Circular with the inclusion of our valuation report or opinions or advice and references to our names, in the form and context in which they appear.

We further confirm that, as at the Latest Practicable Date, we did not have any beneficial interest in the share capital, directly or indirectly, of any member of the Group or the right (whether legally enforceable or not) to subscribe for or nominate persons to subscribe for any shares, convertible securities, warrants, options or derivatives which carry voting rights in any member of the Group.

We further confirm that, as at the Latest Practicable Date, we did not have any direct or indirect interest in any assets which had been acquired or disposed of by or leased to any member of the Group, or were proposed to be acquired or disposed of by or leased to any member of the Group since 31 March 2023, being the date to which the latest published audited consolidated financial statements of the Company were made up.

We also consent to this letter and the valuation report as set out in Appendix I to the Circular being made available for display as described in the Circular.

Yours faithfully,

For and on behalf of  
Vincorn Consulting and Appraisal Limited



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**Vincent Cheung**

*BSc(Hons) MBA FRICS MHKIS RPS(GP) MCIREA  
MHKSI MISC MHIREA FHKIoD  
RICS Registered Valuer  
Registered Real Estate Appraiser & Agent PRC  
Managing Director*